



THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME *19' 7" x 15' 8" (5.97m x 4.77m) L-shaped - max measurements - **KITCHEN/DINING ROOM/LIVING ROOM*** *15' 11" x 12' 6" (4.85m x 3.82m) **FIRST FLOOR LOUNGE WITH STUNNING VIEWS*** *13' 11" x 13' 4" (4.23m x 4.07m) **MASTER BEDROOM WITH EN-SUITE BATHROOM*** *15' 9" x 13' 1" (4.79m x 3.99m) **BEDROOM TWO & 15' 8" x 14' 0" (4.77m x 4.26m) BEDROOM THREE*** ***JACK & JILL EN-SUITE SHOWER ROOM*** ***QUIET AND SECLUDED GARDENS & AMPLE OFF ROAD PARKING***

A LARGE THREE DOUBLE BEDROOM SEMI DETACHED MODERN HOUSE set within Kenley Park. The house has three Parking Spaces on the driveway as well as a Storage Garage and a secluded rear Garden. On the Ground Floor there is an impressive large Kitchen/Dining Room with double glazed patio doors to the rear Garden.

There is a first Floor Lounge with stunning rear views over Kenley Aerodrome (Gliders only) and a Master Bedroom with En-suite Bathroom. The second floor has two large Double Bedrooms sharing an En-suite Shower Room. **EV CHARGER INCLUDED!**

A PERFECT FAMILY HOME FOR ALL THE FAMILY!

Trueman Road, Kenley Park, Kenley, Surrey CR8 5GL

ASKING PRICE: £625,000 FREEHOLD



DIRECTIONS

From Caterham on the Hill High Street, proceed straight on at the roundabout into Town End and continue along Buxton Lane. At the next roundabout continue straight on and then take the second right hand turn into Kenley Park. At the end of the road to road bears left into Trueman Road, the house is on the right hand side.

LOCATION

Set in a quiet private road on the edge of the popular Kenley Park development. The house has stunning views over Kenley aerodrome which is a historic airfield and now a conservation area. This great outdoor space is used by the local community, walkers and Surrey Hills Gliding Club. Caterham is the nearest town centre with a great selection of Supermarkets, shops and Restaurants.

There are Railway Stations for the commuter at Kenley, Whyteleafe and Caterham with regular services into London, the South Coast and Gatwick Airport. The area also has a good selection of Schools for all age groups from Nursery to Secondary Schools.

In addition to the wide-open spaces to the rear of the house there is also access onto Kenley Common which links with the North Downs, so there are many fine countryside and woodland walks within a quarter of a mile of the house.

A GREAT QUIET LOCATION FOR ALL THE FAMILY!

ACCOMMODATION

RECEPTION HALLWAY 18' 8" x 6' 6" (5.69m x 1.98m)

Covered canopy and a part panelled and double glazed front door to the Entrance Hallway. Return staircase to the first and second floors, recess storage below the stairs, door to a Utility Room with access to a Storage Garage. Wood effect flooring throughout, inset spotlights to the ceiling and radiator.

CLOAKROOM 8' 3" x 3' 0" (2.51m x 0.91m)

Double glazed frosted window to the side, low flush WC and a wash hand basin with tiled surrounds, radiator.

KITCHEN/DINING ROOM/LIVING ROOM 19' 7" x 15' 8" (5.97m x 4.77m) L-shaped - max measurements

A large Kitchen with a double-glazed window to the rear. There is a modern range of wall and base units with a 'Granite' worktop incorporating a sink unit with drainer. Built in electric oven and microwave oven above, four ring 'halogen' electric hob with extractor fan above, built in dishwasher. There is a wall mounted gas central heating boiler (renewed in 2022) set within a wall unit. The Kitchen is open planned to the Dining Area and seating area with a Conservatory style roof and double-glazed windows and double doors to the rear Garden. The large shelving unit between the Kitchen and the Conservatory will remain. Inset spotlights throughout and tiled flooring.

UTILITY ROOM

Accessed from the Entrance Hallway, there are wall and base units with worktops and a single bowl sink unit with cupboards under. Space and plumbing for a washing machine and tumble dryer, additional space available for further appliances such as an additional fridge/freezer if required, door to:

STORAGE GARAGE 12' 9" x 7' 3" (3.88m x 2.21m)

An ideal Storage Garage with power, light and an up and over door.

FIRST FLOOR ACCOMMODATION

LANDING

Return staircase to the second floor, built in airing cupboard with a hot water tank and shelving.

FIRST FLOOR LOUNGE 15' 11" x 12' 6" (4.85m x 3.82m)

Two double glazed windows to the rear with stunning views towards Kenley Aerodrome (Gliders only), coved ceiling, TV point and two radiators.

MASTER BEDROOM 13' 11" x 13' 4" (4.23m x 4.07m)

Two double glazed windows with 'Plantation Style Shutters' to the front, and a set of double-glazed



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doors opening to a Juliette Balcony, wall of built in sliding door wardrobes with hanging and shelf space, coved ceiling and radiator. Door to:

EN-SUITE BATHROOM 7' 2" x 7' 4" (2.18m x 2.23m)
Completely retiled and refitted in 2022. A modern white suite comprising of a panelled bath with mixer taps and a handheld shower attachment, a large double size walk-in Shower Cubicle with a thermostatically controlled shower fitment and sliding door access, vanity wash hand basin, fitted mirrors and a low flush WC with concealed cistern. Tiled surrounds and tiled flooring throughout.

SECOND FLOOR ACCOMMODATION

LANDING

Built in storage cupboard, access to the loft, doors to Bedroom Two and Three.

BEDROOM TWO 15' 9" x 13' 1" (4.79m x 3.99m)
Double glazed window with 'Plantation Shutters' and a separate double glazed Skylight window to the front aspect, double radiator, door to a Jack & Jill En-suite Shower Room.

JACK & JILL EN-SUITE SHOWER ROOM 5' 10" x 4' 10" (1.78m x 1.47m)

White modern suite with a built in large tiled shower cubicle with a mixer shower fitment, vanity wash hand basin and a low flush WC, quality tiled surrounds and flooring, fitted wall mirror, heated towel rail.

BEDROOM THREE 15' 8" x 14' 0" (4.77m x 4.26m)
Double glazed window to the rear aspect, double radiator.

OUTSIDE

FRONT GARDEN & DRIVEWAY

There is an herbaceous flowerbed by the front door, the remaining area has a driveway with parking for three vehicles. A path leads to a gated side access.



View to Kenley Aerodrome



View to Kenley Aerodrome

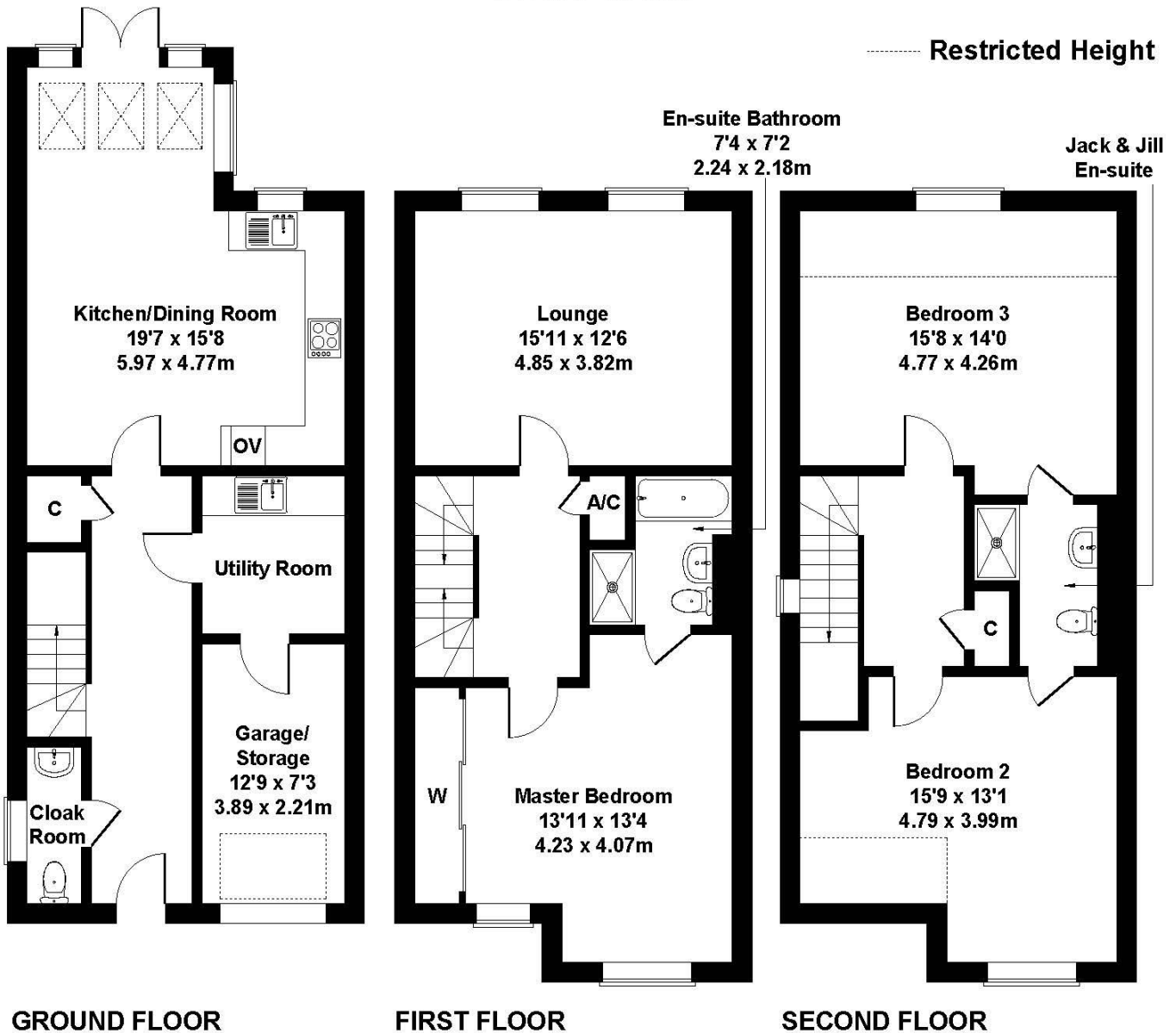


First Floor Lounge

Trueman Road

Approximate Gross Internal Area
1744 sq ft - 162 sq m

----- Restricted Height



Not to Scale. Produced by The Plan Portal 2025
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REAR GARDEN

The rear Garden has been landscaped with a panelled fence surround. There is a large patio to the rear of the house with stepping stones over the lawn to a further rear patio to take advantage of the afternoon and evening sun. The lawn has flowerbed and herbaceous border to the sides, to the rear of the house there is also an outside tap.

DEVELOPMENT MAINTENANCE FEE

A fee is charged at £27.00 pcm for the upkeep of the Communal Areas on the Development and Road Management.

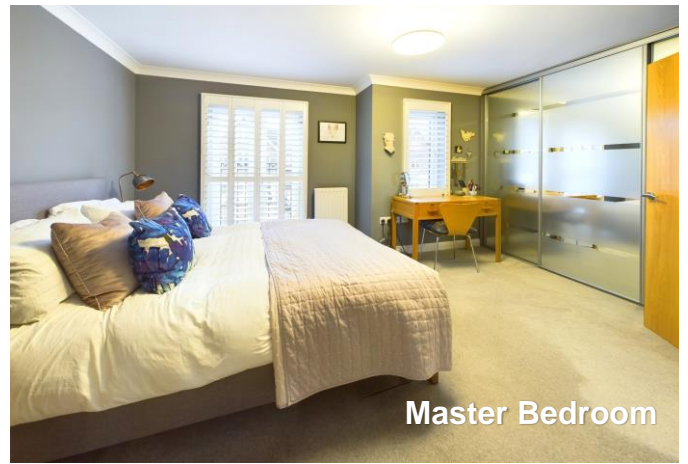
COUNCIL TAX

The current Council Tax Band is 'F', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>

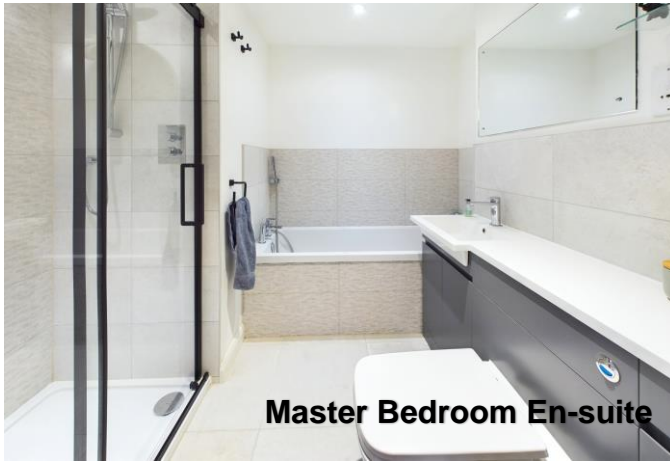
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First Floor Lounge



Master Bedroom



Master Bedroom En-suite



Master Bedroom



Bedroom Two



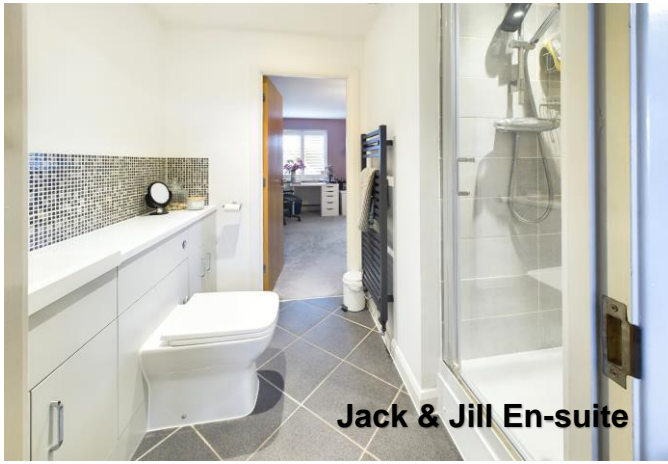
Bedroom Two



Bedroom Three



Bedroom Three



Jack & Jill En-suite



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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