



***A LARGE EXTENDED FOUR BEDROOM HOUSE, CONVENIENT LOCATION* *15' 3" into bay x 13' 3" (4.66m into bay x 4.03m) LOUNGE* *11' 7" x 14' 0" (3.54m x 4.27m) DINING ROOM OPEN PLANNED TO THE KITCHEN*
 TOP FLOOR MASTER BEDROOM 16' 1" x 13' 8" (4.91m x 4.17m) WITH AN EN-SUITE SHOWER ROOM
 DETACHED SUMMERHOUSE/HOME OFFICE AT THE REAR OF THE GARDEN
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AN EXTENDED FOUR BEDROOM FAMILY HOME conveniently located within 10 minutes' walk of Kenley Station and offering deceptively large accommodation. An impressive Master Bedroom has been created within a loft conversion with an En-suite Shower Room and stunning views from a Juliet Balcony over the rear Garden. There is a great size Lounge, separate Dining Room which is open plan onto the Kitchen. Outside the large rear Garden has a useful Summerhouse, an ideal 'Home Office', and a Garage at road level.

In our opinion there is potential to extend the property to the side, subject to planning permission.

A LARGE FAMILY HOME WITH STUNNING VIEWS IN AN IDEAL LOCATION!

Valley Road, Kenley, Surrey CR8 5BY

GUIDE PRICE: £600,000 - £620,000 FREEHOLD



DIRECTIONS

From Purley proceed along the A22 Godstone Road, turn right into Hayes Lane and then second left into Kenley Lane, proceed straight on into Valley Road with Kenley Railway Station on your left-hand side. After just over half a mile the house is on the right hand side.

LOCATION

Local shopping facilities and Kenley Railway Station are just around half a mile away. The train station (Zone 6) has regular services into Central London, Victoria (37mins) and London Bridge (35mins). The towns of Purley and Caterham also have excellent High Street shopping facilities including a wide choice of supermarkets, restaurants and independent speciality shops and their own train stations. In fact Purley has a 24 hour train service to London and Gatwick. Access to the M25 can be found at either Godstone, Junction 6, or via the M23 at Hooley.

The area has a good selection of schools in the public and private sectors which include Caterham School, Hayes School (in Hayes Lane), Whitgift School and Riddlesdown School. There are plenty of recreational options and wide open spaces within the area which include Kenley Aerodrome for walking and cycling, Kenley & Coulsdon Commons, several Golf Clubs and a Sports Centre at De Stafford in Caterham.

A GREAT LOCATION FOR ACCESS TO THE TOWN & COUNTRYSIDE

ACCOMMODATION

ENTRANCE PORCH

Covered porch with an outside courtesy light.

ENTRANCE HALLWAY 13' 7" x 6' 2" (4.15m x 1.89m)

Double glazed frosted window and a double glazed and panelled front door. Purpose built base storage cupboards with a display shelf above. Return stair case to the first floor Landing with an under stairs recess housing the electric meter and fuse box. Engineered oak wood flooring throughout.

LOUNGE 15' 3" into bay x 13' 3" (4.66m into bay x 4.03m)

Large double glazed bay window to the front, coved ceiling, fireplace with a wood surround and a wood burning Stove inset, TV point, engineered oak wood flooring and two double radiators.

DINING ROOM 11' 7" x 14' 0" (3.54m x 4.27m)

Double glazed windows and french doors to the rear paved patio and garden, picture rail surround, open fireplace with a wood surround, tiled flooring, double radiator and open planned to:

KITCHEN 14' 4" x 8' 0" (4.38m x 2.45m)

Double glazed windows to the rear and side and a double glazed door to the side patio. Range of modern wall and base units with complementary worktops and tiled surrounds, single bowl sink unit with a mixer tap and cupboards under. Built in **ZANUSSI** oven and grill plus a five ring gas hob with an extractor fan above. Built in **BOSCH** Dishwasher, integral Fridge & Freezer. Wall mounted gas fired combination boiler with control panel and timer.

FIRST FLOOR ACCOMODATION

LANDING

Double glazed frosted window to the side, return stair case to the Master Bedroom and En-suite Shower Room.

BEDROOM TWO 15' 3" into bay x 13' 4" (4.65m into bay x 4.06m)

Large double glazed bay window to the front with views over the valley towards Riddlesdown Common. Built-in corner floor to ceiling wardrobes with hanging and shelf space, picture rail surround and two double radiators.

BEDROOM THREE 11' 7" x 12' 4" (3.53m x 3.76m)

Double glazed window to the rear, picture rail surround, built-in corner floor to ceiling wardrobes with hanging and shelf space, radiator.



BEDROOM FOUR 8' 6" x 6' 2" (2.58m x 1.89m)
Double glazed oriel bay window to the front, picture rail surround and radiator.

BATHROOM 7' 7" x 7' 1" (2.32m x 2.17m)
Double glazed frosted window to side. White suite comprising of a large tiled panelled bath with a mixer tap, a separate corner shower cubicle with a TRITON mixer shower fitment, pedestal wash hand basin and a low flush WC. Tiled surrounds and inset spot lights to the ceiling. Wall mounted heated towel rail/radiator, tiled flooring and extractor fan.

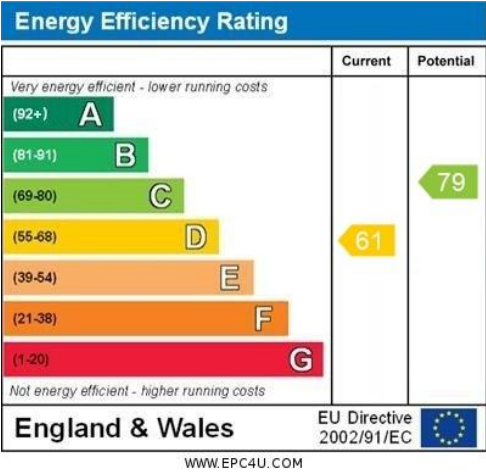
LOFT CONVERSION

MASTER BEDROOM 16' 1" x 13' 8" (4.91m x 4.17m)
Two double glazed skylight windows to the front, double glazed inward opening french doors to a 'Juliet Balcony' with views onto the rear Garden, useful Eaves Storage and built in wardrobes to one wall, double radiator, door to:

EN-SUITE SHOWER ROOM
5' 10" x 4' 7" (1.78m x 1.40m)
Double glazed frosted window to the rear, large corner shower cubicle with a mixer shower fitment, vanity wash hand basin and a low flush WC, tiled surrounds. Heated towel rail / radiator, inset spotlighting and extractor fan.



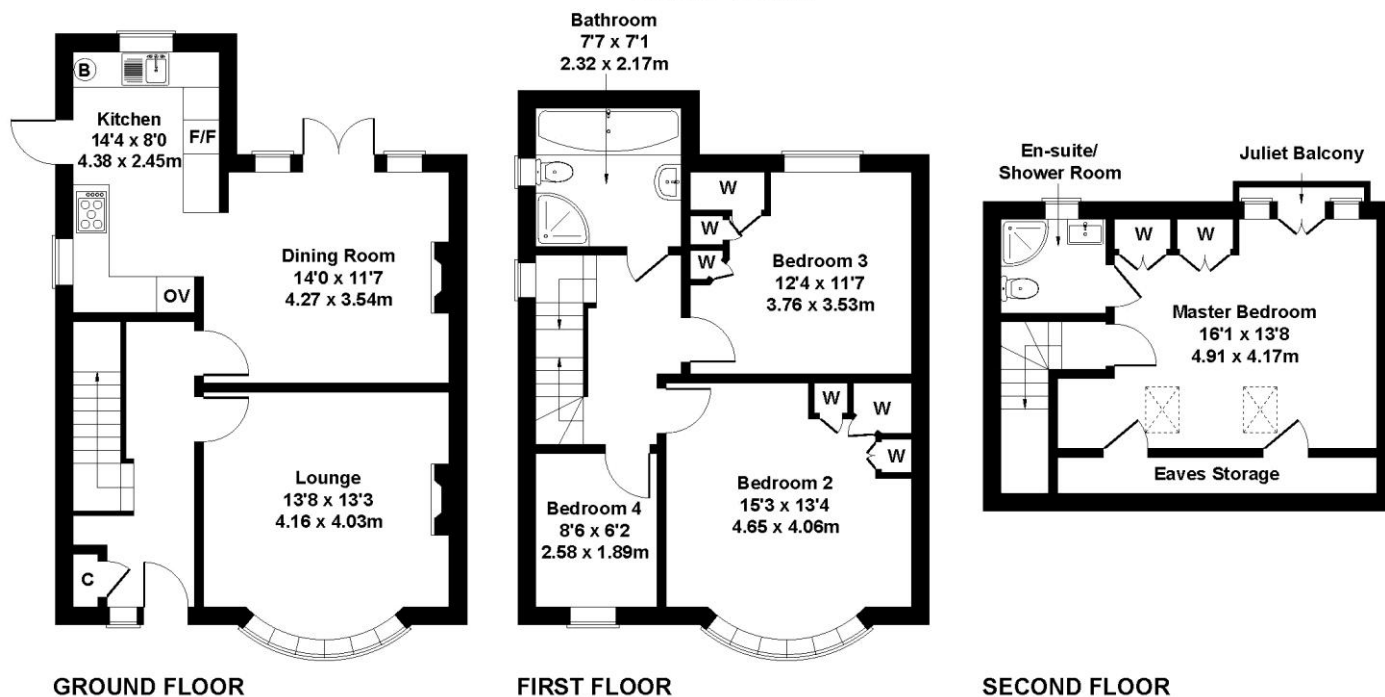
ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN

Valley Road

Approximate Gross Internal Area
1367 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2024
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OUTSIDE

GARAGE

There is a single Garage accessed at road level with an up and over door.

REAR GARDEN

A large rear Garden backing on to Kenley Common woodland area, very secluded. To the rear and side of the house there is a large paved patio area, ideal for entertaining. A set of steps leads you to the remainder of the Garden which is mainly laid to lawn, at the rear there is a seating area and a large timber 'Summerhouse', an ideal spot to relax or to be used as a 'Home Office'.

SUMMERHOUSE / HOME OFFICE 9' 0" x 12' 1" (2.75m x 3.69m)

This timber-built Summerhouse has a window to the front with a set of large glazed french doors leading to a large split-level tiled Terrace with views to the rear of the house, an ideal Entertainment Area, outside power point. To the rear there is an area of lawn backing woodland. There is a separate Garden Storage Room measuring 15' 0" x 3' 10" (4.57m x 1.18m).

COUNCIL TAX

The current Council Tax Band is 'E', via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>

06/06/2025





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