

## 35 Roke Road, Kenley

£1,250,000 Freehold

Gated • En-suite to the master Bedroom • Study/Playroom • Detached • Open plan kitchen/dining room • Walking distance to Kenley station



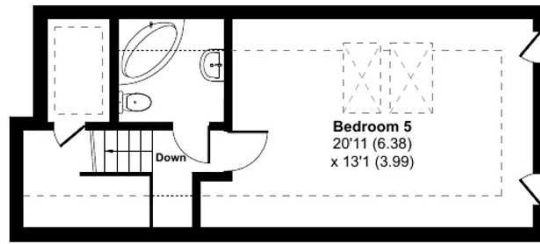
# Roke Road, Kenley, CR8

Approximate Area = 2354 sq ft / 218.6 sq m

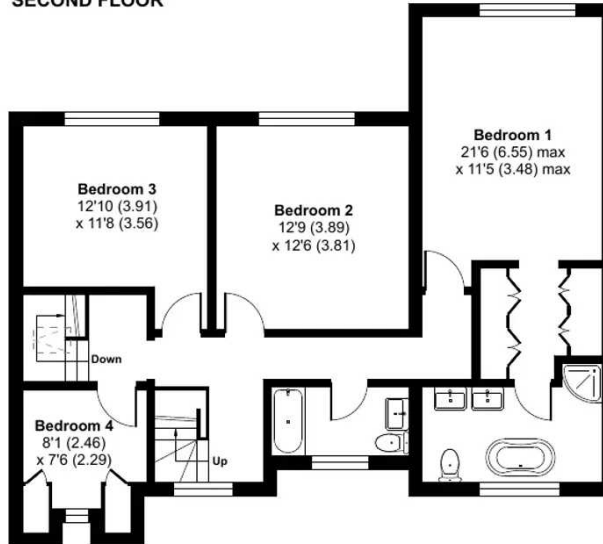
Limited Use Area(s) = 166 sq ft / 15.4 sq m

Total = 2520 sq ft / 234 sq m

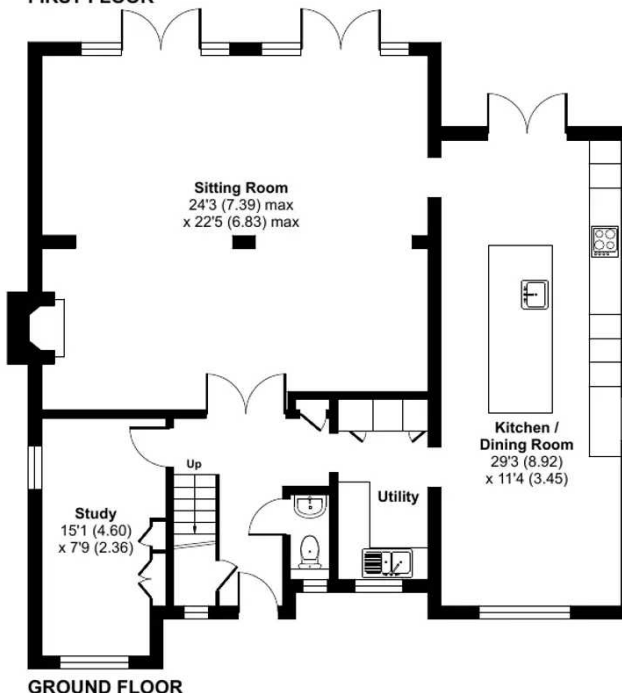
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Park & Bailey. REF: 1129034

You can include any text here. The text can be modified upon generating your brochure.



This magnificent 5-bedroom detached house epitomises luxury and comfort. As you approach the property, you are greeted by a sense of exclusivity and security, making it a truly desirable residence for the discerning homeowner.

Upon entry, the grandeur of the home reveals itself, showcasing a harmonious blend of modern design and practical functionality. The spacious interior boasts a well-appointed open plan kitchen and dining room, perfect for entertaining guests or enjoying quality time with family. The seamless flow of this area caters to the needs of a modern lifestyle, offering both style and convenience.

A highlight of the property is the en-suite master bedroom, complete with a walk-in wardrobe for added elegance and convenience. This sanctuary provides a private retreat within the home, allowing for relaxation and rejuvenation after a long day. The additional four bedrooms are generously proportioned, providing ample space for family members or guests.

For those who require a designated workspace or play area, a dedicated study/playroom offers a versatile solution that can easily adapt to individual needs. This multi-functional space adds to the practicality of the home, catering to various lifestyle requirements.

Convenience is key with the inclusion of a utility room, allowing for seamless household management and organisation. This feature ensures that daily tasks are completed efficiently, enhancing the overall functionality of the property.

Located within walking distance to Kenley Station, this property offers excellent connectivity to transport links, making it a prime location for commuters and those looking to explore the surrounding areas. The blend of privacy and accessibility makes this property the perfect choice for those seeking a harmonious balance between urban convenience and peaceful seclusion.

In conclusion, this exceptional property provides a rare opportunity to own a prestigious residence in a highly sought-after location. With its luxurious features, practical layout, and convenient amenities, this home is sure to exceed the expectations of even the most discerning buyers. Don't miss the chance to make this stunning property your own.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250

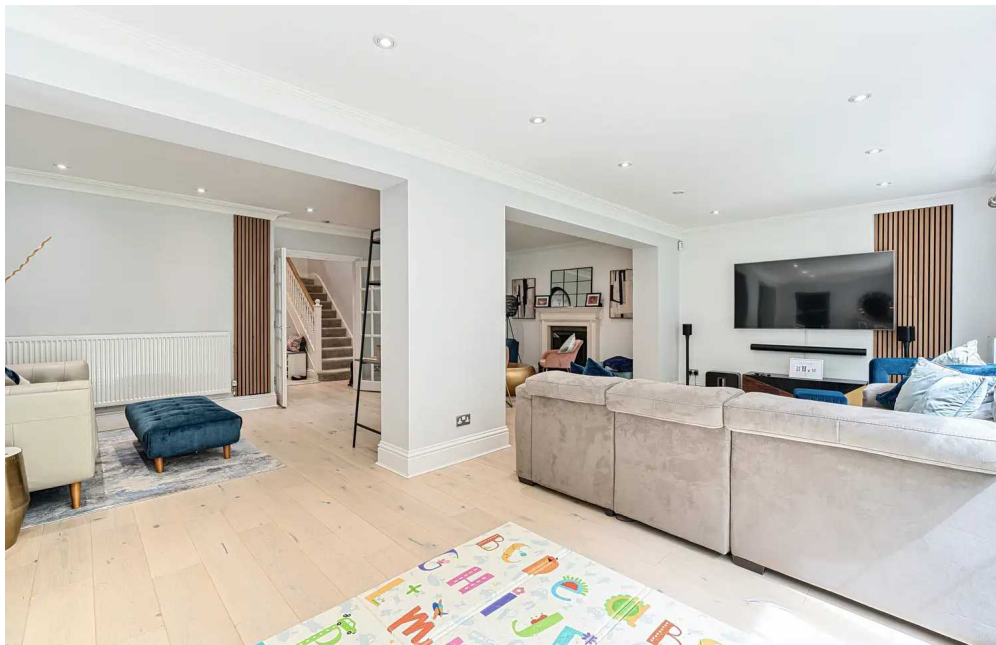
Taylor Rose Solicitors – £250

AV Rillo – £300

Hawke Financial Services – 30%



Set in a tranquil road, within close proximity is Kenley Common which gives way to the old aerodrome ideal for dog walking and cycling. Kenley Station offers a link to London in just under 40 minutes. It is also 4 miles from the M25 motorway network providing fast access to Gatwick, Heathrow and the South Coast. Excellent Junior schools including The Hayes and Kenley are in close proximity and there are local shops on the Godstone Road. Purley is 2 miles distance with more comprehensive facilities and Croydon is just 6 miles away. Surrounding towns and villages provide plenty of opportunities for entertainment, with pubs and restaurants and a whole range of sporting facilities, including golf clubs at nearby Woldingham, Surrey National at Chaldon and Purley Downs on the South Croydon border.



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