

10 Fairways, Kenley

£825,000 Freehold

No onward chain • Five-bedroom detached home • Located on a quiet cul-de-sac in the heart of Kenley's leafy surrounds • Integral double garage and off-street parking • Loft conversion with adjacent sauna; could be re-purposed to be an en-suite • En-suite to the principal bedroom • Kitchen/diner with separate reception space incorporating lounge and dining room • Charming, level rear garden



Fairways, Kenley, CR8

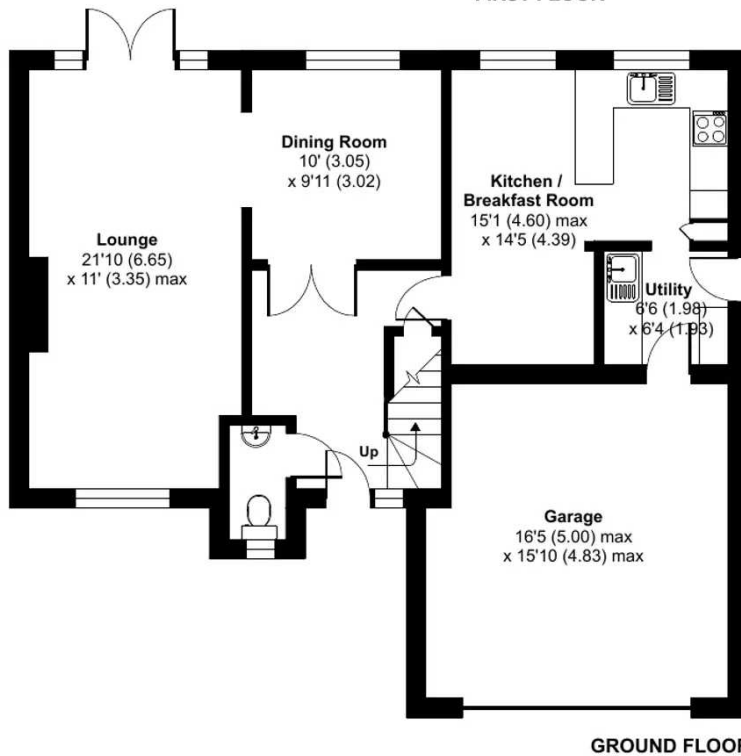
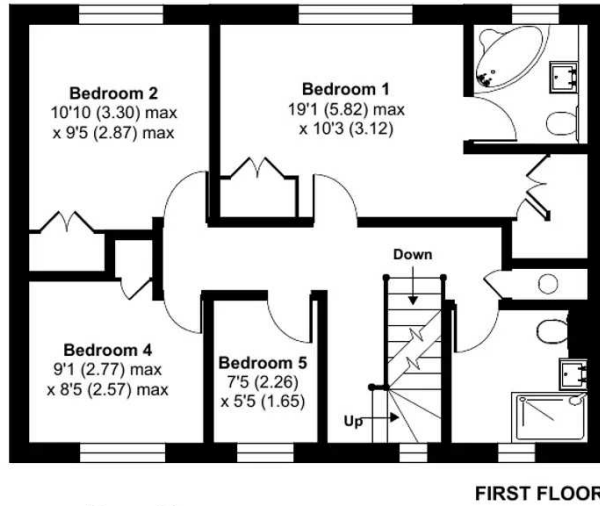
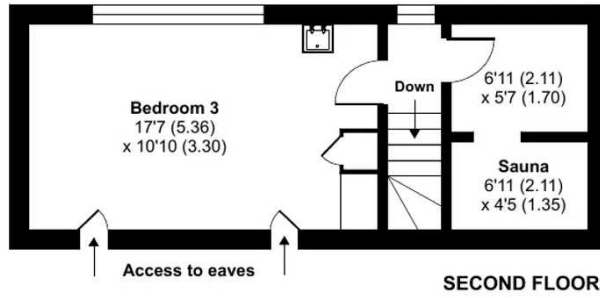


Approximate Area = 1679 sq ft / 155.9 sq m

Garage = 252 sq ft / 23.4 sq m

Total = 1931 sq ft / 179.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Park & Bailey. REF: 1138761

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Nestled within the tranquil ambience of a quiet cul-de-sac in the heart of Kenley's leafy surroundings, this five-bedroom detached house offers an exemplary standard of living. Presenting itself as the quintessential family home, this beautiful property comes to the market without an onward chain, offering a seamless transition for potential homeowners seeking to make a serene abode their own.

Elegantly designed, this residence showcases a harmonious blend of stylish features and functional spaces. Boasting an integral double garage and off-street parking, convenience is placed at the forefront for the modern homeowner seeking a balance between luxury and practicality.

Upon entering, one is greeted by a spacious interior that seamlessly flows from one room to the next. The kitchen/diner serves as the heart of the home, offering a perfect setting for intimate family meals or culinary pursuits. A separate reception space effortlessly combines the lounge and dining room, providing versatility for various living arrangements.

Ascend the stairs to discover the carefully designed bedrooms on offer. The principal bedroom, complete with an en-suite, offers a private sanctuary for moments of relaxation and refuge from the day's hustle and bustle. In addition, the loft conversion boasts an adjacent sauna, a thoughtful addition that affords the opportunity for the space to be repurposed into a luxurious en-suite, catering to the desires and preferences of the discerning homeowner.

Stepping outside, the property reveals a charming, level rear garden, providing a luscious backdrop for outdoor activities and al fresco dining. Whether seeking a tranquil escape or a social hub for entertaining guests, this garden offers the ideal setting to create lasting memories with loved ones.

In summary, this five-bedroom detached house epitomises the essence of family living, offering a sanctuary of comfort and sophistication for the discerning homeowner.

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%

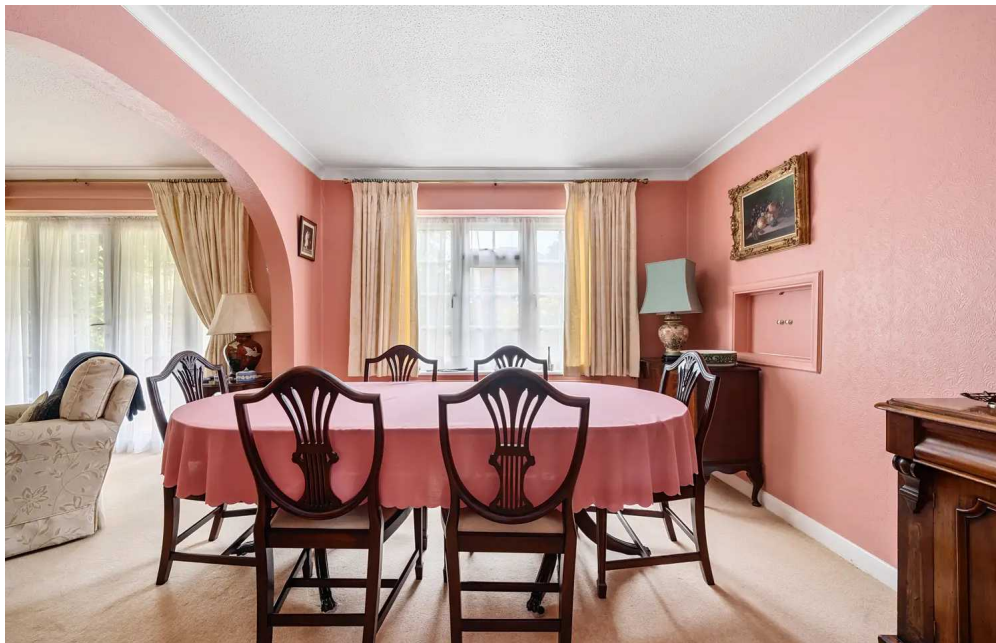
Arnold & Baldwin Surveyors – 10%

Huxley – 10%

Atrium Surveyors – £25



Set in a tranquil cul-de-sac, off a tree-lined country lane, at the top of the road 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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