The Firs Firs Road, Kenley – CR8 5LD

£950,000

The Firs Firs Road

Kenley, Kenley

Situated in a tranquil enclave of Kenley's beautiful green surrounds, and within 0.6 miles of Kenley Train Station, is this stunning, four-bedroom period home.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Four-bedroom wing of characterful manor house
- Charming, secluded garden
- Stunning period property
- Off-street parking and garage
- Three reception rooms

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Offering a wealth of character, such as high ceilings, antique coving, plus ample storage space. The property offers three reception rooms, a secluded rear garden and off-street parking with a garage.

Occupying a wing of an historic manor house, on a quiet cul-de-sac, is this stunning period home. Offering light, bright and airy accommodation throughout, the ground floor comprises three reception rooms, with a cosy snug, a stunning dining room and an expansive lounge with feature fireplace.

The kitchen provides an adjacent utility room with access into the garden and there is also a downstairs shower room. Stairs rise to the first floor where all four bedrooms are located.

The substantial master bedroom provides fitted wardrobes and is complemented by two further double bedrooms and a generous single. There is also a family bathroom with under floor heating.
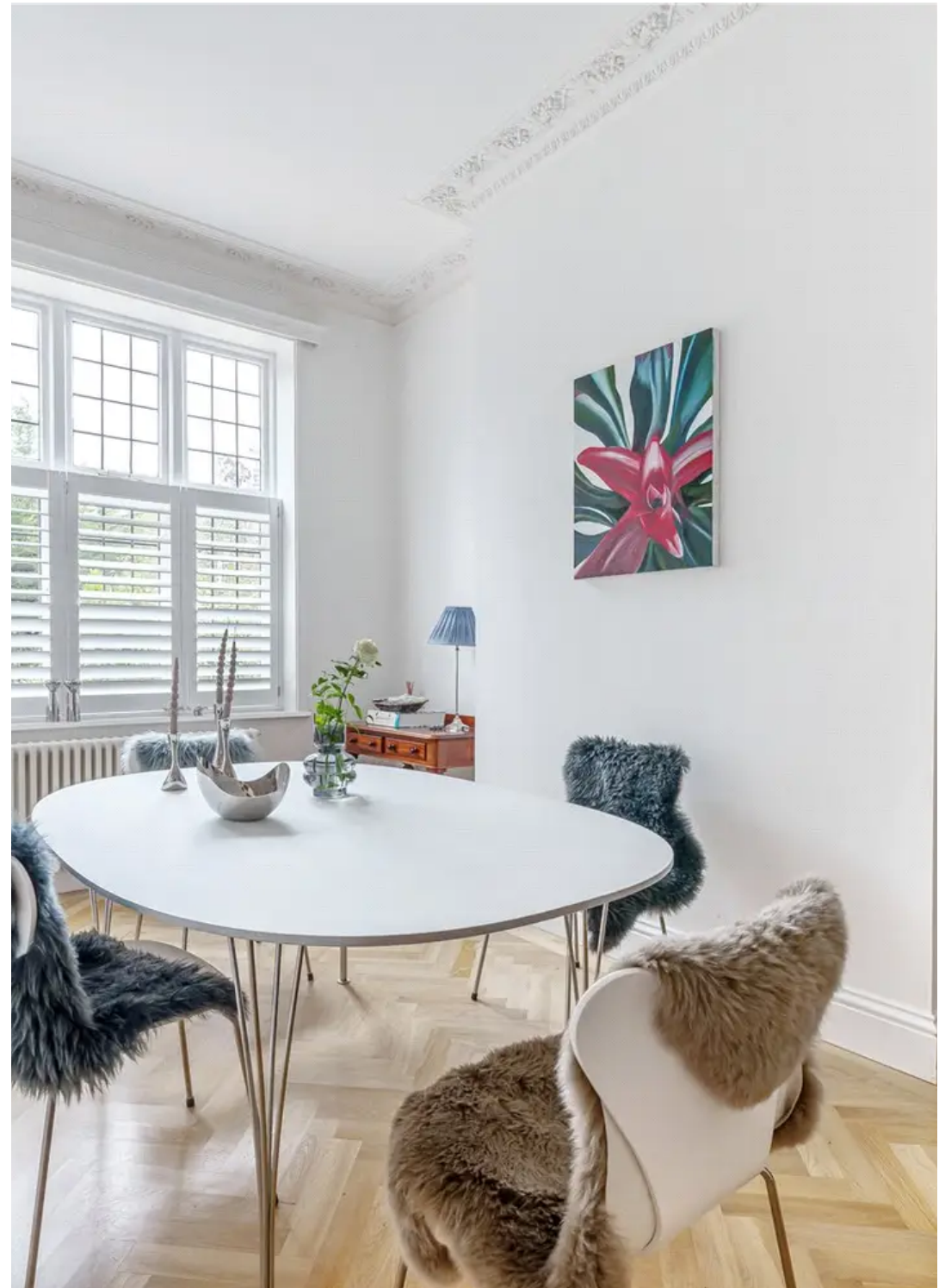
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Outside Located on a pleasant, private cul-de-sac of executive homes, the frontage provides off-street parking on a block-paved driveway, in front of a garage, with workshop area to the rear. The main entrance is approached through a charming courtyard area which allows for a beautiful space to entertain.

There is a further patio area, with the remainder of the garden mainly laid to lawn, with mature tree and shrub borders providing excellent privacy from neighbouring homes.

Location Situated in a quiet cul-de-sac, it is within close proximity to 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. The amenities offered by Caterham on the Hill, Caterham Valley and Whyteleafe are all within close proximity, whilst other 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.

Council Tax Band G As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Cook Taylor Woodhouse Solicitors – £250 Taylor Rose Solicitors – £250 AV Rillo - £250 Hawke Financial Services – 30% Arnold & Baldwin Surveyors – 10% Alexander Lyons Surveyors – 10% Atrium Surveyors - £25
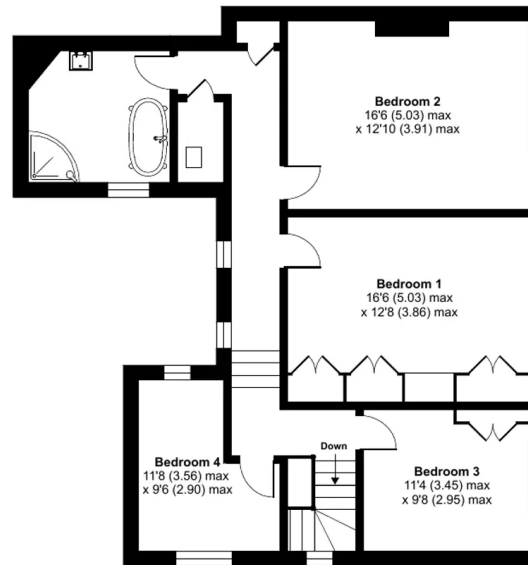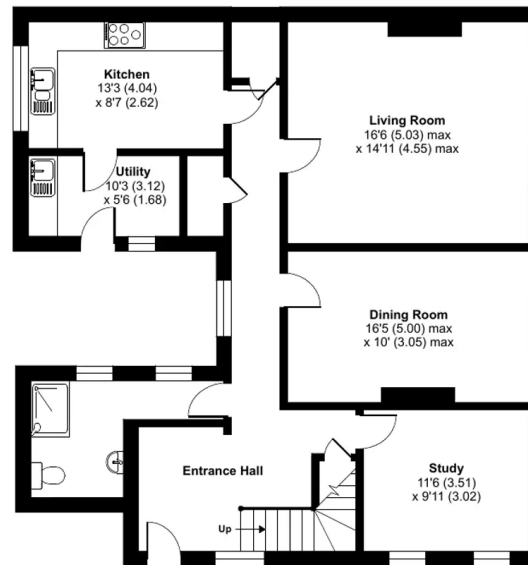
Firs Road, Kenley, CR8

Approximate Area = 1998 sq ft / 185.6 sq m (excludes void)

For identification only - Not to scale

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Bedroom 2
16'6 (5.03) max
x 12'10 (3.91) max

Bedroom 1
16'6 (5.03) max
x 12'8 (3.86) max

Bedroom 4
11'8 (3.56) max
x 9'6 (2.90) max

Down

Bedroom 3
11'4 (3.45) max
x 9'8 (2.95) max

FIRST FLOOR

Kitchen
13'3 (4.04)
x 8'7 (2.62)

Living Room
16'6 (5.03) max
x 14'11 (4.55) max

Utility
10'3 (3.12)
x 5'6 (1.68)

Dining Room
16'5 (5.00) max
x 10' (3.05) max

Entrance Hall

Up

Study
11'6 (3.51)
x 9'11 (3.02)

GROUND FLOOR