



Pine Lodge Firs Road, Kenley - CR8 5LH

Guide Price £975,000

FINE & COUNTRY





Pine Lodge Firs Road

Kenley, CR8 5LH

End of Chain.....a well presented, 4/5, detached family residence, set in a quiet, tucked away position, within easy walking distance of Kenley Station and local schools, this property is ready to move into.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four/Five Double Bedroom Detached House
- Private, No Through Road
- Large Kitchen/Breakfast Room With Underfloor Heating
- Conservatory
- Secluded Level Rear Garden
- Catchment to Hayes School





Pine Lodge Firs Road

Kenley, CR8 5LH

A beautifully presented detached family home within a sought-after private cul-de-sac

Pine Lodge is a charming and spacious detached residence, set within a peaceful private road in Kenley and ideally placed within the catchment area for the highly regarded Hayes School. The property is also within easy walking distance of Kenley Station, offering excellent commuter links.

Offering over 2,700 sq ft of accommodation arranged across three floors, this versatile family home combines modern finishes with generous living space.

The ground floor features a bright double-aspect lounge with Minster style fireplace, open-plan to the dining area, with French doors leading to a substantial conservatory overlooking the level rear garden. A contemporary kitchen/breakfast room is fitted with granite worktops, breakfast bar, underfloor heating and high-specification integrated Bosch appliances, including treble oven with warming drawer, dishwasher, and fridge/freezer. A useful utility room includes a Miele washing machine and tumble dryer and a door to the garage.

To the first floor, a generous landing gives access to the principal suite, complete with stylish en-suite bathroom and built-in wardrobes. There are three further double bedrooms on this floor, together with a modern family shower room.





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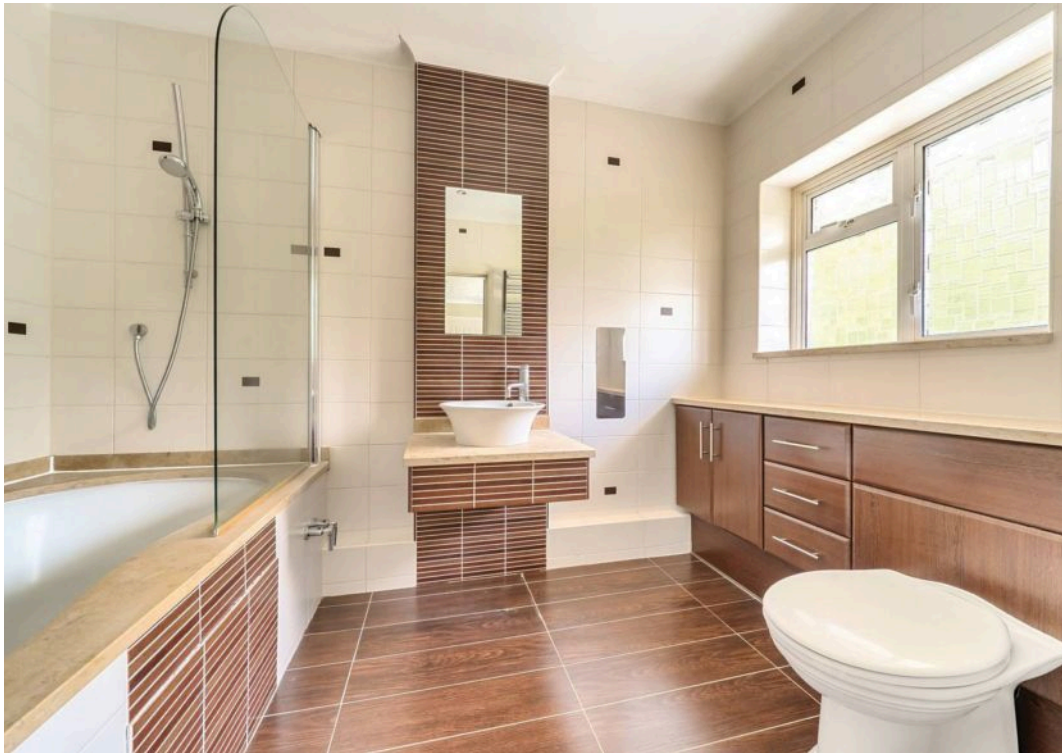
A staircase rises to the second floor, where two additional rooms offer flexible use as bedrooms, home office or playroom, enjoying far-reaching views towards Riddlesdown Common.

Externally, the property is approached via a large gated driveway, providing ample off-road parking and leading to an integral garage. The rear garden is mainly laid to lawn with well-stocked shrub borders and mature trees, offering a high degree of privacy and seclusion.

This attractive home offers the perfect blend of space, style and location for family living in Kenley. End of chain.

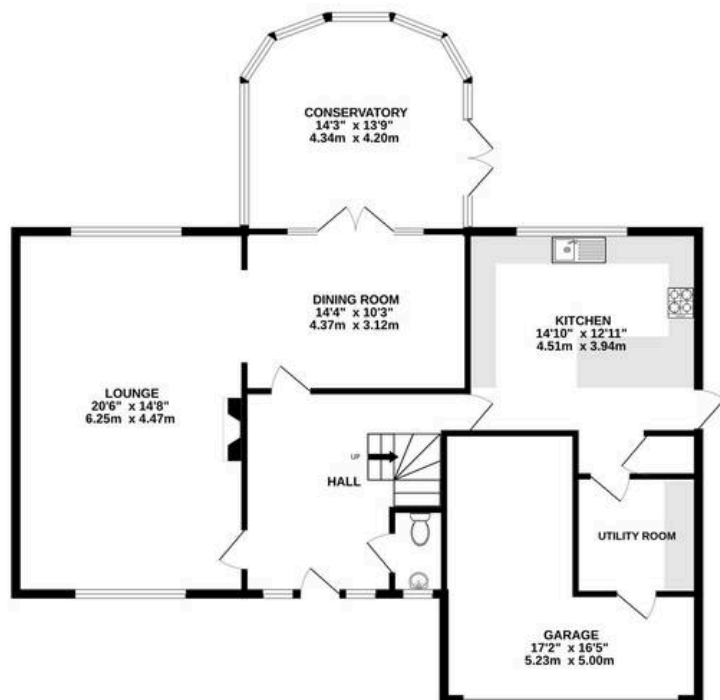
Firs Road is a residential, no through road in the popular area of Kenley located about within easy reach of Kenley Station in Zone 6. From here there are direct rail services to London Victoria (37 mins) and London Bridge (35 mins) and Purley is 1.3 miles with fast direct train services to London Bridge (22 mins), Victoria (28 mins) and Gatwick Airport (27 mins). Purley has a good range of shops including a superstore, restaurants and access to shopping on the Purley Way with Croydon approximately 4 miles away. There are schools in both the state and private sectors and a good choice of sporting facilities locally. The M25 at junction 6 is 5.8 miles distant with access to Gatwick and Heathrow airports.







GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2784sq.ft. (258.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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