

**20 Frensham Road**  
Kenley, CR8 5NS

**Offers In Excess Of £499,950**



## 20 Frensham Road Kenley, CR8 5NS

Situated on a popular residential road just a short walk from Kenley Station, this four-bedroom semi-detached home offers a fantastic blend of space, convenience and potential – ideal for growing families or anyone looking for a well-connected home with room to evolve.

From the moment you step inside, there's a welcoming feel. The bright and airy kitchen/diner is the heart of the home, offering plenty of space for family mealtimes or relaxed weekends with friends. It flows beautifully into a conservatory that opens out onto a landscaped rear garden – a low-maintenance yet attractive outdoor space with a patio area that's ideal for entertaining in the warmer months. At the end of the garden, you'll find a detached outbuilding currently used as a workshop. It's a great bonus space that could easily be repurposed into a home office, studio, or even a garden retreat – offering real flexibility depending on your needs.

Back inside, the spacious front living room is perfect for cosy evenings, and a downstairs cloakroom adds extra practicality. Upstairs, there are three generously sized bedrooms and a modern family bathroom, while a loft conversion provides a fourth bedroom – a versatile space for guests, older children or working from home, with future scope to enhance further if desired.

Kenley Station is just moments away, with direct links to London Bridge, Victoria and East Croydon. Local shops, schools and bus routes are close by, and Junction 6 of the M25 offers quick access to Gatwick, Heathrow and the wider motorway network.





Entrance Hall  
14'10" x 5'7" (4.53m x 1.72m)

Living Room  
13'8" x 9'8" (4.19m x 2.96m)

WC  
4'0" x 2'5" (1.22m x 0.74m)

Dining Room  
14'3" x 8'6" (4.35m x 2.61m)

Kitchen  
8'7" x 8'11" (2.62m x 2.73m)

Sunroom  
8'1" x 15'1" (2.47m x 4.62m)

Landing  
7'5" x 3'8" (2.28m x 1.12m)

Bedroom  
14'3" x 9'9" (4.36m x 2.99m)

Bedroom  
11'11" x 10'1" (3.65m x 3.08m)

Bedroom  
6'5" x 6'5" (1.97m x 1.96m)

Bathroom  
8'11" x 6'4" (2.72m x 1.95m)

Landing  
2'8" x 1'5" (0.82m x 0.44m)

Bedroom  
14'5" x 15'2" (4.4m x 4.63m)

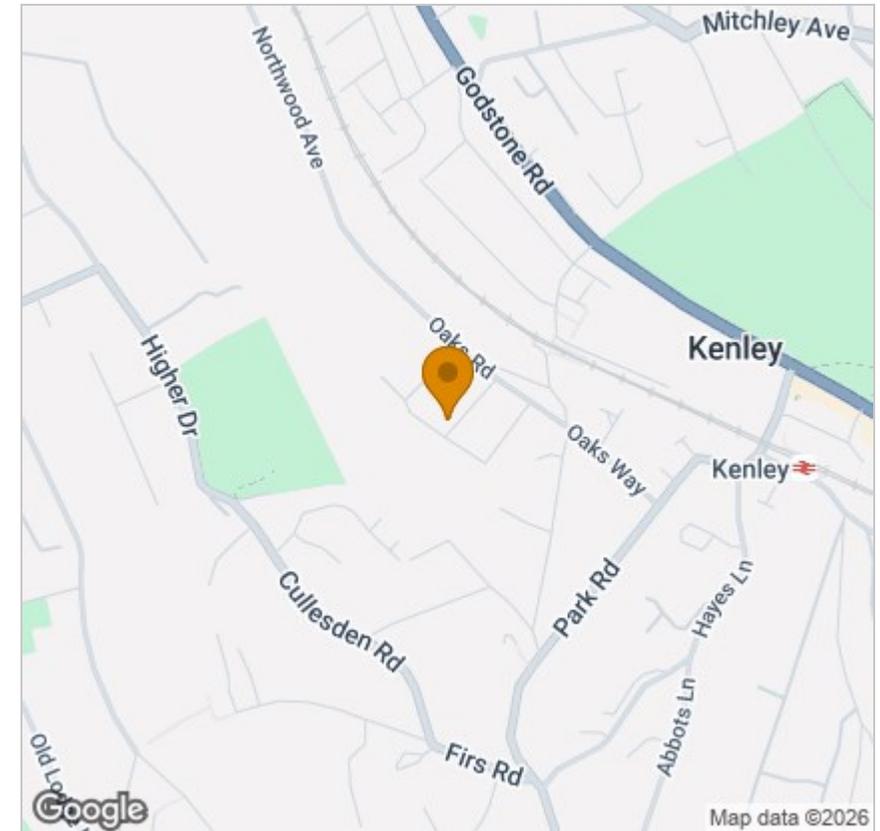
Outbuilding  
9'4" x 10'7" (2.86m x 3.24m)



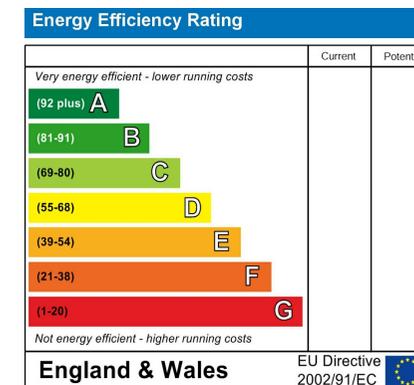
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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