

Asking Price: Offers In Excess Of £875,000

Beechcroft Avenue | Kenley | Surrey | CR8 5JZ

Pollard Machin

estate agents since 1885

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Occupying a peaceful position within a quiet cul-de-sac, this impressive four-bedroom detached house offers 2,125 sq ft of beautifully presented accommodation, complemented by an attractive mature garden and two additional outbuildings.

Immaculately presented throughout, the property combines generous proportions with stylish contemporary finishes. A grand entrance hallway creates an immediate sense of space, leading through to a spacious and welcoming reception room, ideal for both relaxing and entertaining.

The impressive kitchen has been thoughtfully fitted with an extensive range of attractive cabinetry and integrated appliances, whilst a separate utility room, conveniently positioned just off the kitchen at the rear of the garage, provides valuable additional practicality. The large dining room enjoys views across the rear garden and provides an excellent setting for family dining and entertaining.

There are four well-proportioned bedrooms, including an impressive first-floor bedroom with extensive eaves storage, together with two stylishly appointed bathrooms, (one en-suite for the large principal bedroom), both finished to exacting standards.

Outside, the mature rear garden offers an attractive lawn, established planting and secluded seating areas. Further features include a substantial workshop, and greenhouse, (pictured here with large table and chairs), and a garage, whilst driveway parking is provided to the front.

Ideally suited to families, the property is conveniently positioned for a selection of well-regarded local schools, including Harris Primary Academy Kenley, The Hayes Primary School and Riddlesdown Collegiate. Kenley station is also within easy reach, providing rail connections towards London Bridge and Victoria, with convenient road links to the surrounding area.

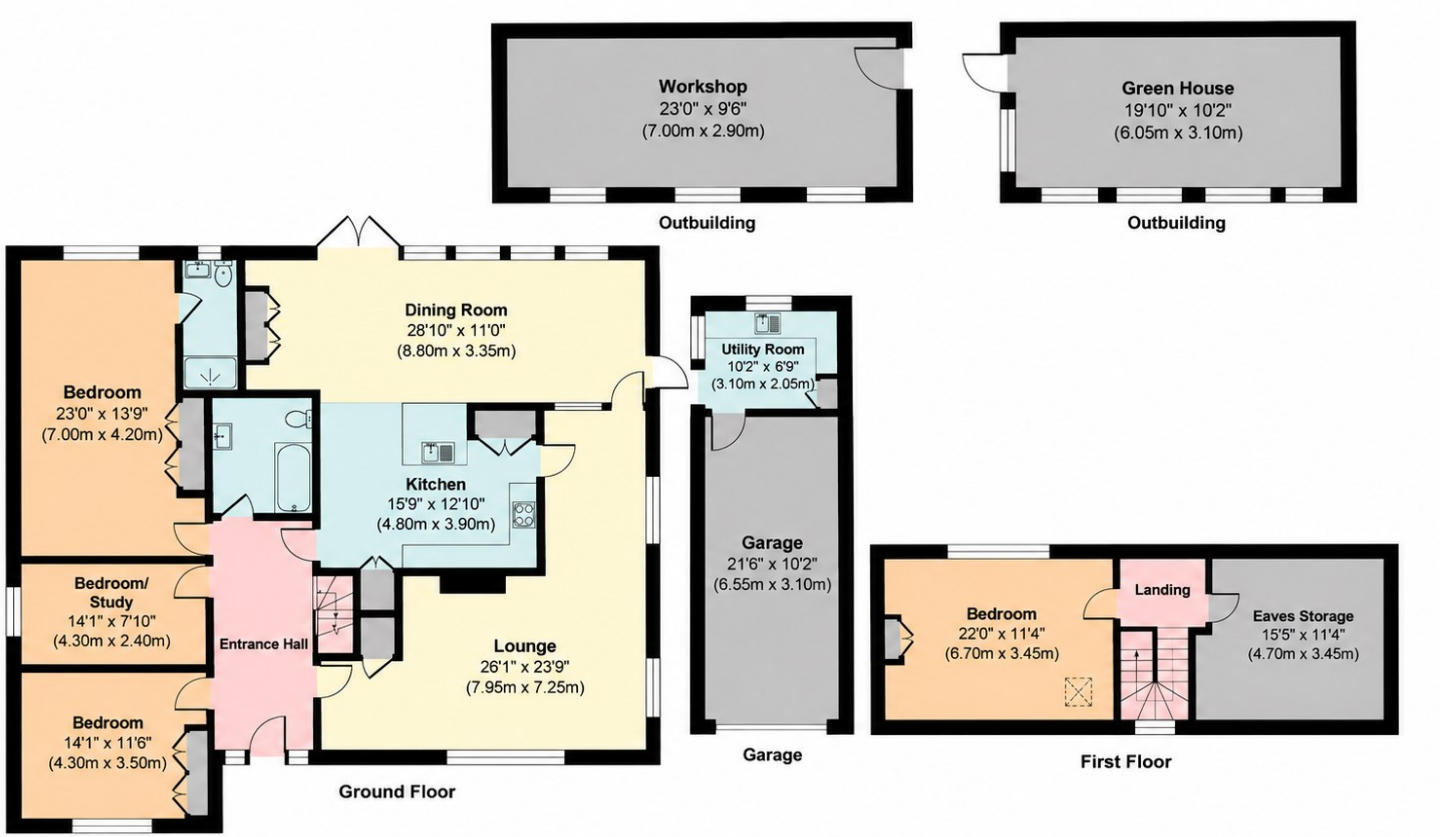
A wonderful opportunity to acquire a substantial, beautifully maintained family home in a peaceful and sought-after Kenley setting. EPC rating: E. Council Tax band: G.











Beechcroft Ave, Kenley CR8

Approx. Gross Internal Area 2,125 sq. ft / 197.45 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Key Features:

- Four bedrooms
- Two bathrooms
- 2,125 sq ft over two floors
- Beautifully styled throughout
- Large garden
- Spacious reception and dining room
- High-spec kitchen
- Garage and driveway
- Workshop, greenhouse and utility room

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

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