



**\*A DETACHED FOUR BEDROOM HOUSE WITH AN EN-SUITE SHOWER ROOM AND BATHROOM\***

**\*LIVING ROOM 19' 6" x 15' 6" (5.94m x 4.72m) PLUS DINING ROOM\***

**\*CONSERVATORY 12' 10" x 10' 11" (3.91m x 3.32m)\*\*MASTER BEDROOM 11' 2" x 13' 10" (3.40m x 4.21m) WITH  
ENSUITE SHOWER\* \*SUMMERHOUSE/HOME OFFICE/GYM 13' 3" x 16' 6" (4.04m x 5.03m) \*  
\*LARGE SOUTH-WEST FACING GARDEN, 16' 4" x 16' 3" (4.97m x 4.95m) DOUBLE GARAGE\***

**A DETACHED FOUR DOUBLE BEDROOM FAMILY HOME** located in a popular residential location. The house is set back from the road at the end of a long driveway and front Garden. The rear Garden extends approximately 120' in length with a fully insulated 'Home Office' / Summerhouse/Gym at the rear of the Garden.

The house has a large Main Reception Room with access to the rear Garden.

There is a Conservatory, Kitchen and Utility Room plus a Dining Room. There are four double Bedrooms, a large Ensuite Shower Room and a four-piece Bathroom on the first floor. **AN IMPRESSIVE FAMILY HOME WITH A SOUTH-WEST FACING REAR GARDEN AND DOUBLE INTEGRAL GARAGE, NO ONWARD CHAIN!**

**Hayes Lane, Kenley, Surrey CR8 5HR**  
**'Guide Price' £850,000 to £865,000 Freehold**



#### **LIVING ROOM** 19' 6" x 15' 6" (5.94m x 4.72m)

Double glazed sliding patio doors to the rear and a double-glazed window to the rear. Coved ceiling and two x ceiling light fittings and two x wall light points. Open fireplace. Two double radiators and a telephone and TV point.

#### **DINING ROOM** 9' 4" x 9' 4" (2.84m x 2.84m)

Double glazed window to the front. Double radiator and coved ceiling.

#### **CONSERVATORY** 12' 10" x 10' 11" (3.91m x 3.32m)

Double glazed on all three sides with a double radiator. Polycarbonate ceiling with fitted blinds. Power and spotlights. Double door to the garden. TV with DVD to remain.

#### **KITCHEN** 10' 5" x 8' 7" (3.17m x 2.61m)

Window to the rear, overlooking the conservatory. Range of wall and base units with matching work tops. Double bowl stainless steel sink unit with mixer tap and cupboard underneath. Built in electric oven and grill and a four ring gas hob and an extractor fan above. Tiled surrounds. Plumbing and space for a dishwasher and space for an under counter fridge. Wood effect flooring.

#### **UTILITY ROOM** 8' 6" x 5' 9" (2.59m x 1.75m)

Glass panelled door to the conservatory. Single bowl stainless steel sink unit with mixer tap and cupboard underneath. Space and plumbing for a washing machine and space for a tumble dryer. Space for a further appliance. Wood effect flooring and a double radiator.

#### **LANDING**

Half landing with window to the side. The landing has a built-in airing cupboard with a hot water tank and slatted shelving. Heating and hot water control panel.



#### **DIRECTIONS**

From Kenley Railway Station and local shops, proceed up Hayes Lane which continues into Park Road and on again into Hayes Lane. The house is set back from the road at the end of a long driveway on the right hand side, opposite Abbots Lane.

#### **LOCATION**

The property is in a popular Residential Road in Kenley. Local shopping facilities and Kenley Railway Station are within half a mile away.

The train station (Zone 6) has regular services into Central London, via Victoria and London Bridge. The towns of Purley, Whyteleafe and Caterham also have excellent High Street shopping facilities including a wide choice of supermarkets, restaurants and independent speciality shops and their own train stations. The nearest access to the M25 can be found at Godstone, Junction 6. There is also a local '**hail and ride**' bus route no. 434. <https://www.kenleyra.org.uk/434-bus-timetable/>

There are plenty of recreational options and wide-open spaces within the area which include Kenley Aerodrome (just Gliders) for walking and cycling, Kenley & Coulsdon Commons, several Golf Clubs and a Sports Centre at De Stafford in Caterham.

#### **ACCOMMODATION**

#### **HALLWAY**

Entrance porch with wood effect flooring and a double-glazed front door, wood panelled and glazed door leading through to the front hall. Large under stairs cupboard with electric meter. Staircase to the first floor.

#### **CLOAKROOM WC**

Double glazed frosted window to the front. Low flush WC and wash hand basin with tiled splashback. Radiator.

## MASTER BEDROOM

11' 2" x 13' 10" (3.40m x 4.21m)

Two double glazed windows to the front. Wall of sliding mirror fronted wardrobes. TV point and two radiators. Door to:

## ENSUITE SHOWER ROOM

8' 9" x 6' 0" (2.66m x 1.83m)

Double glazed frosted window to the rear. Large corner shower cubicle with mixer shower fitment. Vanity wash hand basin and low flush WC. Corner vanity unit with mirror with light. Tile surrounds and double radiator.



## BEDROOM TWO

8' 10" x 11' 3" (2.69m x 3.43m)  
Double glazed window to rear. Wall of sliding mirror fronted wardrobes and a radiator.

## BEDROOM THREE

8' 10" x 10' 8" (2.69m x 3.25m)  
Double glazed window to the rear. Wall of sliding mirror fronted wardrobes plus a wardrobe unit with open shelving and TV.

## BEDROOM FOUR

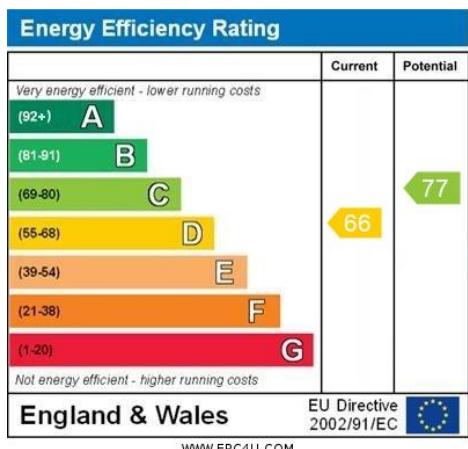
10' 2" x 9' 8" (3.10m x 2.94m)  
Double glazed window to the front and a radiator.

## FAMILY BATHROOM

11' 10" x 6' 0" (3.60m x 1.83m)  
Double glazed frosted window to the front. Modern white suite with large corner panelled bath with mixer fitting and a hand held shower. Vanity wash hand basin and low flush WC. Tile surrounds. Large corner shower cubicle with mixer tap and shower head. Vanity unit with mirror. Double radiator.



## ENERGY PERFORMANCE CERTIFICATE (EPC)



## FLOORPLAN





## OUTSIDE

### **DOUBLE INTEGRAL GARAGE** 16' 4" x 16' 3" (4.97m x 4.95m)

Electric up and over door and door to hallway. Power and light, electric fuse box and the gas meter. Wall mounted Glow Worm gas fired boiler. Roof light storage area.

### **FRONT GARDEN & DRIVEWAY**

There is a large front garden with an extensive lawn area with a hedgerow to one side. The shingle laid driveway provides ample off road parking space for many vehicles and includes ample space to turn within the driveway. To both sides there is secure side access.

### **SOUTH-WEST FACING REAR GARDEN**

The level rear Garden has a patio to the rear of the house and is mainly laid to lawn with established variety of shrubs and tree lined borders. To the rear of the Garden there is a large Timber Storage Shed and a purpose-built Summerhouse/Home Office/Gym with power and light.

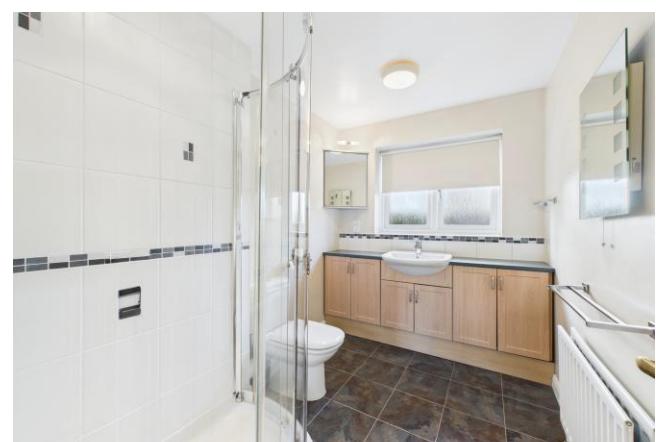
### **SUMMERHOUSE / HOME OFFICE / HOME GYM** 13' 3" x 16' 6" (4.04m x 5.03m)

Purpose built with two windows to the front and one to the side. There is power and light, an ideal Home Office separate from the main house.

### **COUNCIL TAX**

The current Council Tax Band is 'G', via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>

**3/12/2025**









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**PA. Jones Property Solutions, Residential Sales & Lettings**  
**77-79 High Street, Caterham, Surrey CR3 5UF**

**Sales: 01883 348035 Lettings: 01883 343355 Email: [info@pajonespropsolutions.co.uk](mailto:info@pajonespropsolutions.co.uk)**  
**[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)**