

6 Leacroft Close,
Kenley, CR8 5EX - Price £875,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

A rare opportunity to purchase a property in Leacroft Close, Kenley. This well presented Detached Family Home offers Master Bedroom enjoying both a Dressing Room and En-Suite Bathroom, Three further Bedrooms, Family Bathroom and Loft. Upon entry you are greeted with a spacious Entrance Hall, Open Lounge with French Doors leading out onto one of the two independent sizable terrace patios, and large secluded Rear Garden with a woodland South West facing outlook. Continuing inside the property, there is an arched entryway from the Living Room into the Dining Room, Kitchen with the additional benefit of a Separate Utility Room, Downstairs Cloakroom and Study. The property also boasts a wide frontage including access to both sides of the house, a Double Garage and Parking for up to four cars immediately to the foreground of the Garage.

Kenley itself is a semi-rural area renowned for its scenic greenbelt countryside. Kenley Common, Kenley Airfield and Coulsdon Common all within approximately 0.6 miles, with Riddlesdown and Happy Valley also in close proximity. Kenley Parade is a stone's throw away, Caterham on the hill, Caterham and Purley town shopping area all within a short drive. Leacroft Close is in the highly sought after Hayes Primary School catchment area and is positioned in close proximity to Riddlesdown Collegiate School and De Stafford School. It is only a short distance from Kenley Railway Station, with Upper Warlingham and Purley Station also being close by. within easy reach of the M25 and M23 motorways providing access to Gatwick and Heathrow Airport.

- Detached Family Home
- Four Bedrooms
- Master with Dressing Room & En-Suite Bathroom
- Family Bathroom
- Good Size Entrance Hall
- Downstairs W.C.
- Spacious Living Room
- Opening into Dining Room
- Study
- Off-Street Parking & Double Garage



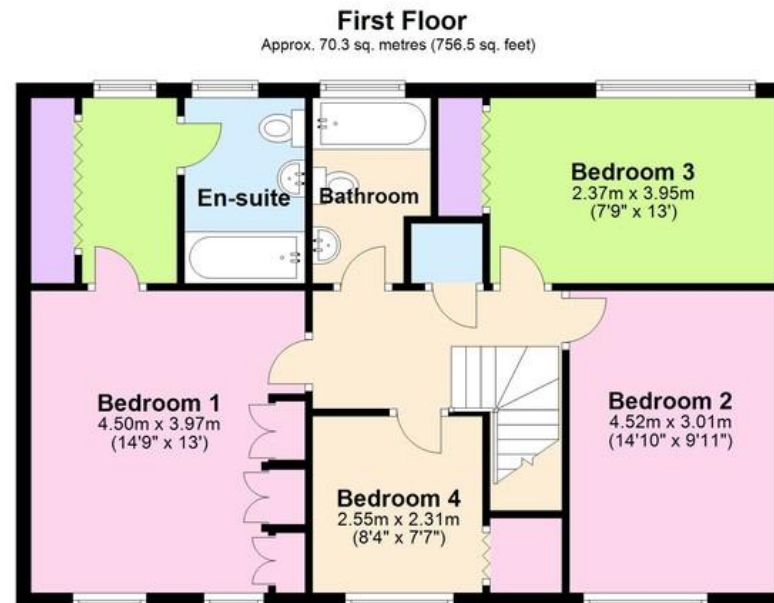


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





Total area: approx. 149.9 sq. metres (1613.7 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		