



19 Cumberlands, Kenley

Offers Over £750,000

ShineRocks  
PROPERTY AGENTS

# 19 Cumberlands

## Kenley, Kenley

A spacious split level four bedroom, two bathroom, three reception room detached family residence situated on a third of an acre plot in a quiet cul de sac, within easy reach of local shops and Kenley station. Covered porch, entrance hall, WC, fully fitted kitchen/breakfast room, living room with wood block flooring and limestone surround gas coal effect fireplace, sliding glass doors to spacious decked area overlooking the wonderful woodland gardens, double glazed conservatory with french doors to decked area, study overlooking front garden, principal bedroom with en suite, three further bedrooms, family bathroom. Front garden mainly laid to lawn with some mature trees, driveway leading to tandem garage. Rear garden accessed via the living room and conservatory, spacious decked area leading to level lawn with garden shed, steps leading to the approximately 220' woodland garden with direct access via pathways to Kenley Common and Valley Road. EPC - D.

Council Tax band: G

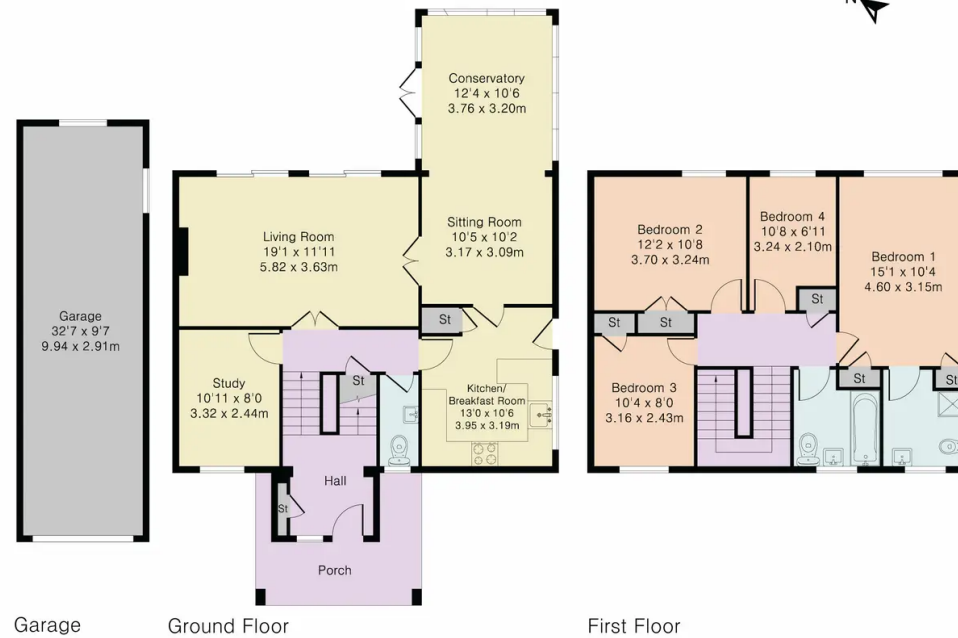
Tenure: Freehold

- TENURE - FREEHOLD. COUNCIL TAX BAND - G. EPC - D
- FOUR BEDROOM DETACHED HOUSE
- TWO BATHROOMS
- THREE RECEPTION ROOMS
- TARMAC DRIVEWAY LEADING TO TANDEM GARAGE
- 200'+ MAGICAL WOODLAND GARDENS
- EASY REACH OF KENLEY STATION AND LOCAL SCHOOLS





Approximate Gross Internal Area 1902 sq ft – 177 sq m  
 Ground Floor Area 862 sq ft – 80 sq m  
 First Floor Area 728 sq ft – 68 sq m  
 Garage Area 311 sq ft – 29 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.