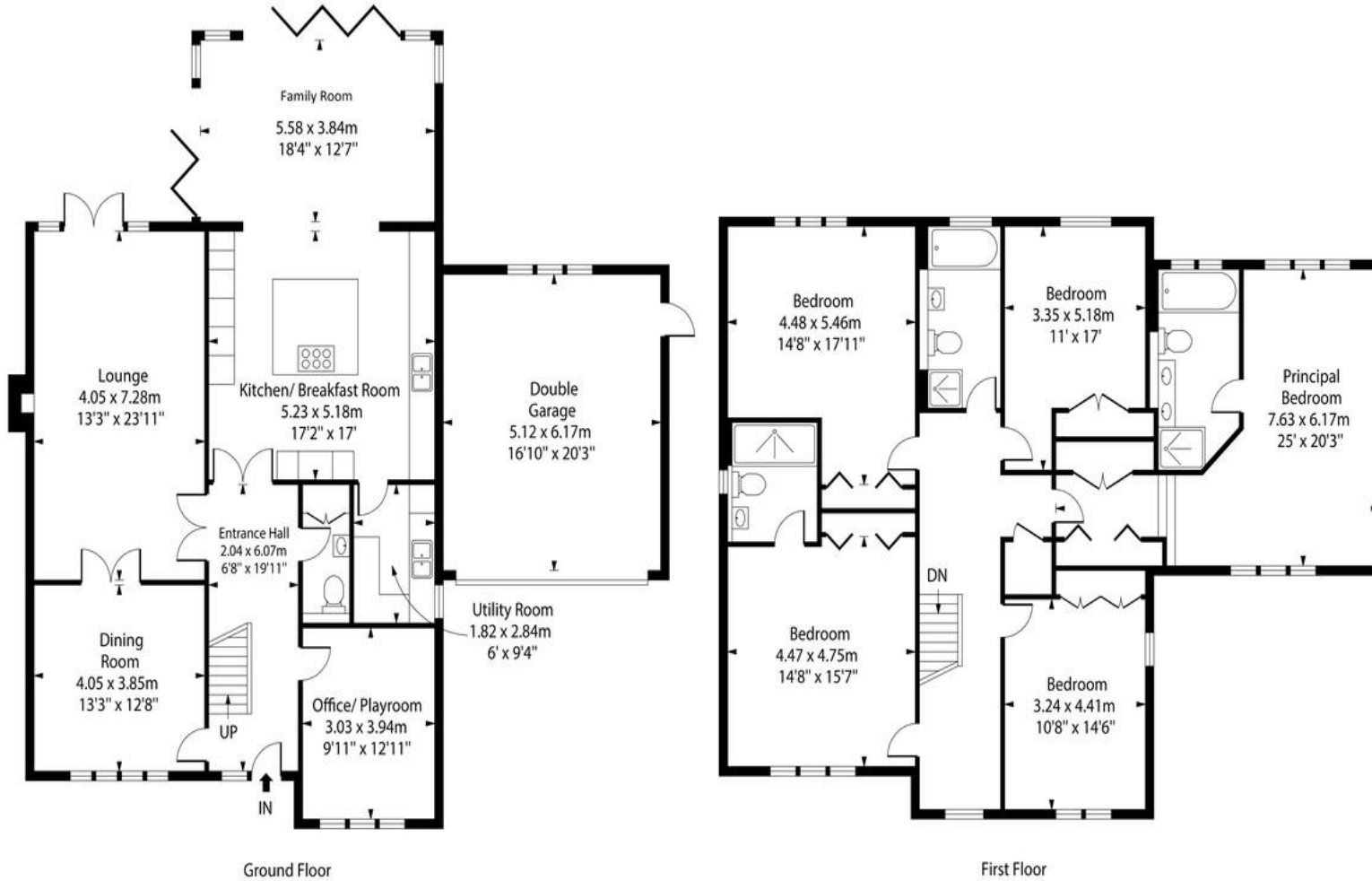




Firs Road, Kenley



Approximate Gross Internal Area
312 sq m / 3358 sq ft
(Including Garage)



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 and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and 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. Before arranging an appointment to view it is your responsibility to research the location by map or street view to assure suitability.

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Thornwood

Firs Road
Kenley
CR8 5LH

OFFERS IN EXCESS OF £1,400,000
Freehold

Points of Interest

- Impressive Detached Family Home
- Beautifully Presented Interior
- Extending to over 3000sq.ft
- Stylish Through Lounge/Diner
- Ultra-Modern Kitchen/Breakfast Room
- Five Generous Double Bedrooms
- Principle Bedroom with Ensuite
- Delightful Rear Garden with Side Patios
- Peaceful Private Road
- Double Garage and Driveway Parking

THE PROPERTY

An impressive, detached five bedroom family home offering a perfect blend of ultra-modern style and sophistication throughout its spacious interior, situated in peaceful private road.

The spacious, well-lit entrance hall sets the tone for the rest of the home. Double doors open up into the lounge, a sleek and stylish space creating a sense of luxury, with a log burning fireplace for those cosy nights in. Solid oak/glass doors lead you through to the double aspect dining room, with plenty of space for entertaining. The open plan kitchen/breakfast room benefits from skylights, maximising the natural light into the space, and bi folding glass doors which open up to the outside, creating a seamless transition from the kitchen to the garden. The kitchen is fitted with tasteful units, in keeping with the rooms modern feel, and is fully equipped with a range of high-end appliances including an American style fridge/freezer, gas hob, integrated oven and wine cooler, as well as extensive storage. The Island is a prominent addition to the space, providing the perfect space for casual dining and socialising. A handy utility room is situated off the kitchen, with laundry facilities, worktops, and an inset sink. A bright, double aspect office/playroom sits to the front, alongside a downstairs cloakroom, comprised of W.C. and basin.

Upstairs, there are five generous sized double bedrooms, each benefitting from heaps of built in storage, and two of which complete with ensuite bathrooms. The principal bedroom boasts a walk-in wardrobe as well as a stylish ensuite, comprising a bathtub, walk-in rainfall shower, twin floating basins and a W/C. The further bedrooms are served by the modern, tiled family bathroom, with bathtub, walk-in shower, floating basin and W/C.

Outside, the rear garden is a stunning space that provides a peaceful environment for relaxation and entertainment. The garden features a variety of tall trees that provide shade and privacy, and there is a paved patio extending from the property, providing a lovely outdoor living area that can be used for dining, entertaining or simply relaxing in the sun. To the front, there is plenty of driveway parking and a large, attached double garage accessed from the front.

THE LOCATION

Education

Kenley provides a good choice of primary schools including The Hayes Primary, Kenley Primary and The Harris Academy whilst nearby independent schools include Oakwood, Cumnor House and St. David's. At senior level, there is Riddlesdown Collegiate and from the private sector, Caterham, Whitgift, Trinity and Croydon High.

Sports & Leisure

For those who like to walk, there is Kenley Common and the historical Kenley Aerodrome nearby as well as other facilities in the surrounding areas including Purley Sports Club with its squash, cricket and tennis courts and there are numerous golf courses in nearby Purley, Chaldon, Warlingham and Woldingham. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes.

Transport

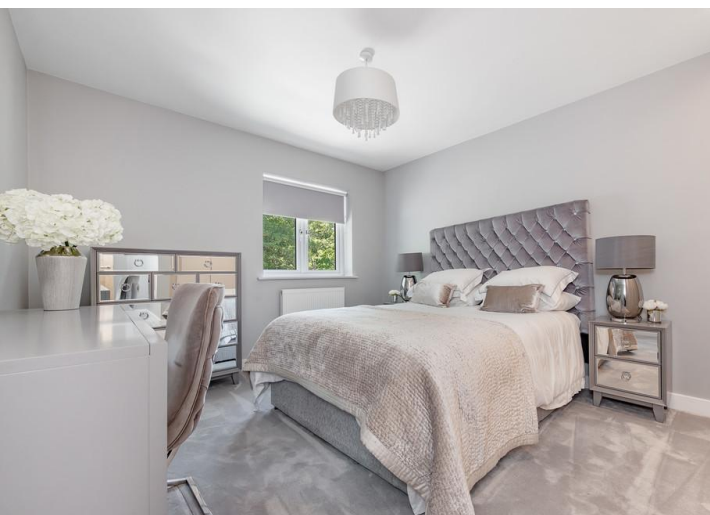
Kenley station provides rail services to London Bridge (from 36 minutes), London Victoria (from 41 minutes) and East Croydon (from 20 minutes). Numerous bus services provide transport to surrounding areas whilst the M25/M23 intersection at Hooley is approximately 6 miles away. Gatwick and Heathrow Airports are within about 30 and 60 minutes drive respectively.

LOCAL AUTHORITY: Croydon London Borough Council

COUNCIL TAX: Band H - £4,479











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