



1 Highclere Close,  
Kenley, CR8 5JU - Price £800,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS

This attractive 1970's property offering flexible accommodation with three/four bedrooms. The fourth being on ground floor with its own shower room suitable for teenager or elderly parent. Kitchen with separate utility room, dining room, spacious lounge with a conservatory, study, downstairs cloakroom, double garage and off street parking for several cars. It's a deceptively spacious house with light open plan living space typical of this era. Outside the rear garden is private with mature trees and hedging. Situated in a sought after Cul de Sac in Kenley close to Kenley Station which offers services to both London Victoria and London Bridge in approximately 35 minutes, M25 within easy reach, good schools and open countryside.

- Detached Four Bedroom House
- En- Suite Shower room/family Bathroom
- Kitchen/Utility Room
- Dining Room
- Spacious Lounge
- Conservatory
- Study
- Double Garage
- Cul de Sac
- No Onward Chain





**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. 210.4 sq. metres (2265.1 sq. feet)

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



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