



134 Hayes Lane, Kenley

£700,000 Freehold

En-suite to master bedroom • Cinema Room • off street parking

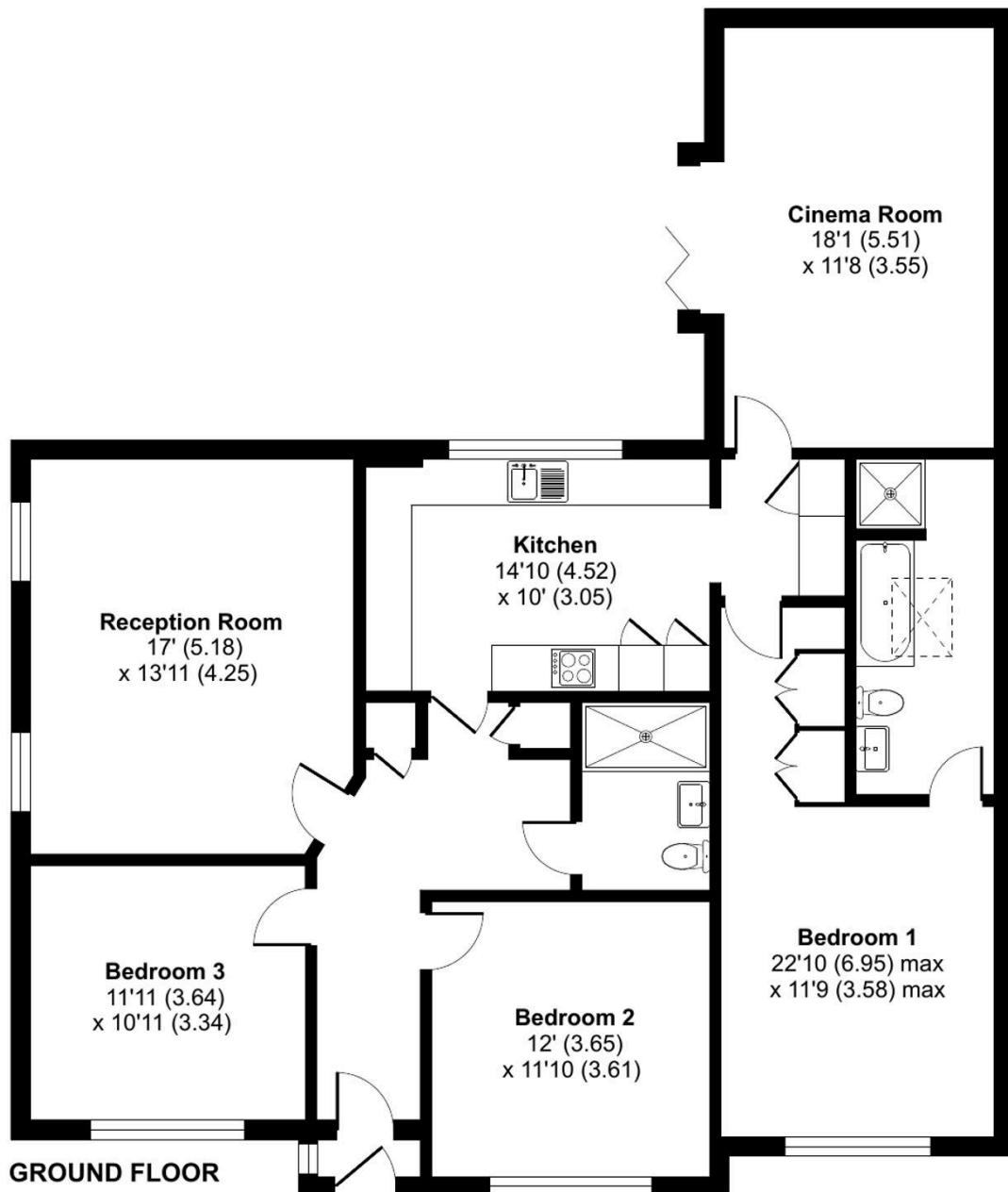


PARK &
BAILEY

Hayes Lane, Kenley, CR8

Approximate Area = 1454 sq ft / 135 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
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Nestled in a sought-after location, this impressive detached 3-bedroom bungalow offers spacious and modern living accommodation. The property boasts a well-designed layout, with a stylish en-suite to the master bedroom, providing a touch of luxury for the homeowner. The spacious cinema room offers the perfect space for entertaining guests or for a cosy night in with the family. Off-street parking is conveniently available, ensuring a stress-free arrival home. With three generously sized double bedrooms, this bungalow is ideal for families or those looking for additional living space.

Stepping outside, the property continues to impress with its outdoor space, offering a delightful setting for outdoor activities and al fresco dining. The well-maintained garden provides a tranquil oasis where one can unwind and enjoy the beauty of nature. The outdoor area has been thoughtfully designed to accommodate both relaxation and entertainment, with plenty of space for outdoor furniture and hosting gatherings with family and friends. Additionally, the property benefits from a private patio area, perfect for enjoying a morning coffee or soaking up the sun during the day. With the backdrop of lush greenery and a sense of serenity, the outdoor space of this property truly enhances the overall appeal and lifestyle opportunities it presents.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo – £300

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Huxley – 10%

Atrium Surveyors – £25



Set in a tranquil tree-lined road, at the top of the road is Kenley Common which gives way to the old aerodrome ideal for dog walking and cycling. Kenley Station offers a link to London in just under 40 minutes. It is also 4 miles from the M25 motorway network providing fast access to Gatwick, Heathrow and the South Coast. Excellent Junior schools including The Hayes and Kenley are in close proximity and there are local shops on the Godstone Road. Purley is 2 miles distance with more comprehensive facilities and Croydon is just 6 miles away. Surrounding towns and villages provide plenty of opportunities for entertainment, with pubs and restaurants and a whole range of sporting facilities, including golf clubs at nearby Woldingham, Surrey National at Chaldon and Purley Downs on the South Croydon border.



- En-suite to master bedroom
- Cinema Room
- off street parking

