



15 Cullesden Road, Kenley

Offers Over £1,000,000

ShineRocks
PROPERTY AGENTS

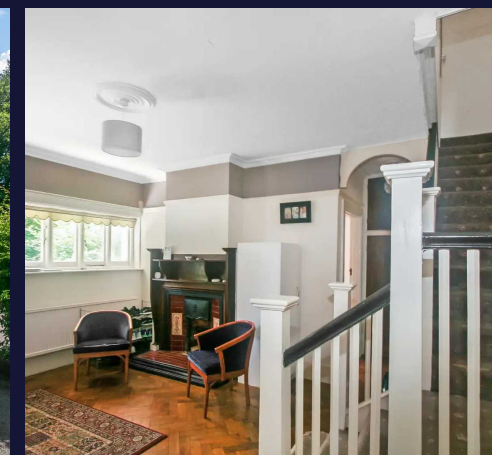
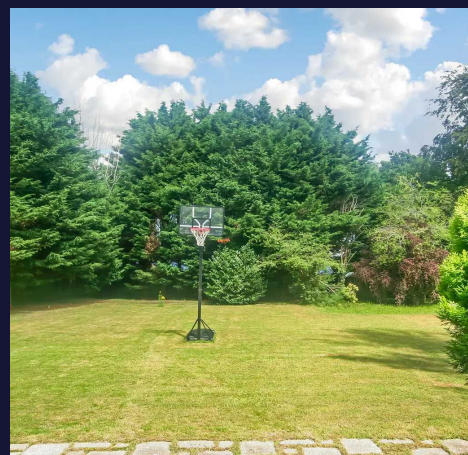
15 Cullesden Road

Kenley, Kenley

A double fronted, five bedroom, two bathroom, three reception room, detached Edwardian family residence, now requiring updating, while offering huge extension potential to both sides, rear and loft, subject to planning permission. Situated on secluded a wide level plot, approached via a sweeping in & out driveway with off street parking for numerous vehicles. Located within easy reach of both Kenley and Purley railway stations. Storm porch, reception hall with fireplace, double aspect lounge with fireplace and door to rear garden, double aspect dining room with fireplace and square bay window overlooking front garden, family room/study with door to rear garden, triple aspect kitchen/breakfast room with side door to rear garden, cloakroom & WC. Stairs to first floor landing, principal bedroom with en suite shower room, four further bedrooms, family bathroom. Detached single garage with workshop/office to rear. Large level secluded rear garden.

Council Tax band: G Tenure: Freehold

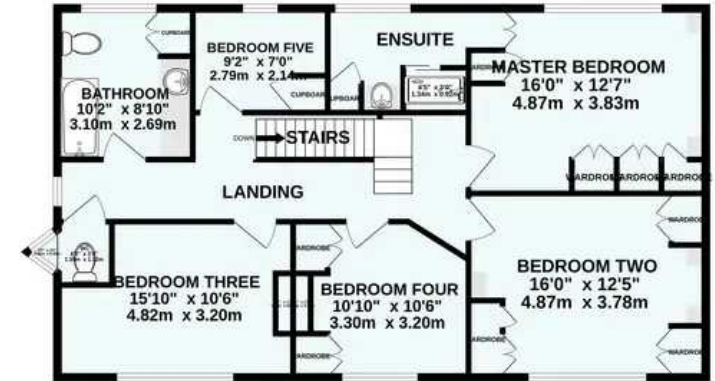
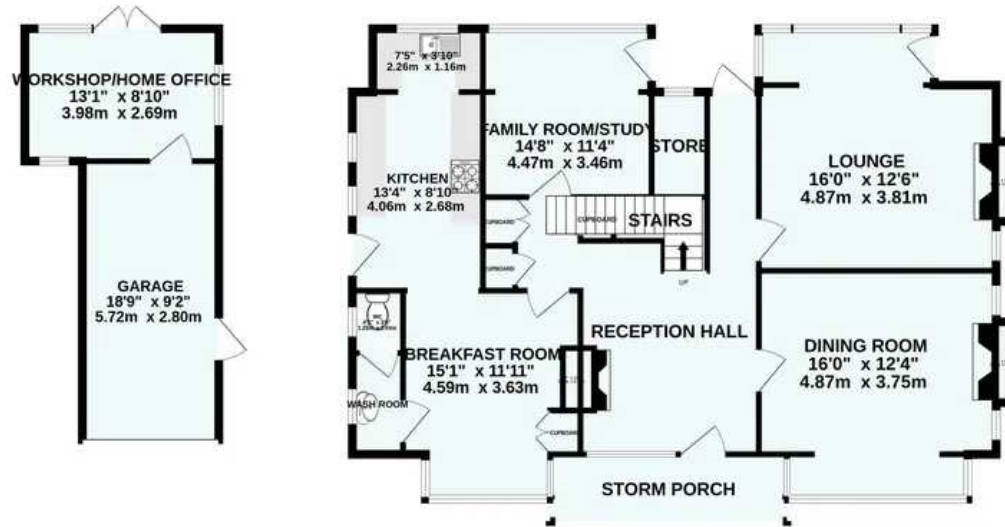
- FIVE BEDROOM DETACHED EDWARDIAN HOUSE
- TWO BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS
- EXTENSION POTENTIAL TO BOTH SIDES, REAR AND LOFT STPP
- SWEEPING IN & OUT DRIVEWAY WITH PARKING FOR NUMEROUS VEHICLES
- WIDE LEVEL PLOT WITHIN 11 MINUTES WALK OF KENLEY STATION AND HAYES PRIMARY SCHOOL
- EPC RATING - D





GROUND FLOOR
1606 sq.ft. (149.2 sq.m.) approx.

1ST FLOOR
1089 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA : 2695 sq.ft. (250.4 sq.m.) approx.
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ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 3918 2936

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

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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.