



36A Park Road, Kenley  
Offers in Excess of £900,000 Freehold

ShineRocks  
PROPERTY AGENTS



# 36A Park Road

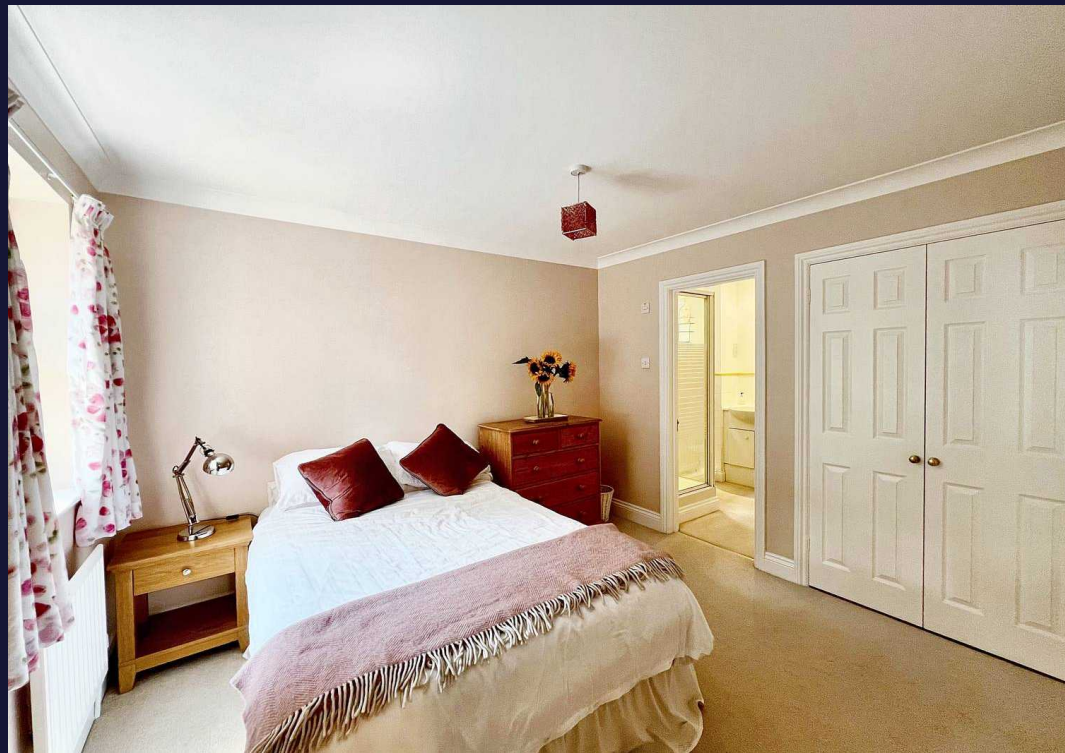
## Kenley

An immaculately presented five bedroom, three bath/shower rooms, three/four reception room detached family residence, located within 5/10/15 minutes walking distance of Kenley station, local shops, Harris Academy and Hayes Primary school. Covered porch, entrance hall, WC, study, living room with fireplace overlooking front garden, sitting/TV room, fully fitted kitchen/breakfast room with French doors to rear patio and stairs down to integral double garage, separate utility room, double aspect conservatory with French doors to rear patio. Stairs to first floor landing, principal bedroom with fitted wardrobes and en suite bathroom, bedroom two with fitted wardrobe and en suite shower room, three further bedrooms, family bathroom. Front garden with long gravel driveway leading to integral double garage which currently doubles up as a games room with internal staircase to kitchen/breakfast room. Large rear paved patio with steps to secluded rear garden.

- FIVE BEDROOMS
- THREE BATH/SHOWER ROOMS
- THREE/FOUR RECEPTION ROOMS INCLUDING STUDY & CONSERVATORY
- LARGE REAR PATIO WITH STEPS TO SECLUDED GARDEN
- LONG GRAVEL DRIVEWAY LEADING TO INTEGRAL DOUBLE GARAGE WITH STAIRS TO KITCHEN/BREAKFAST ROOM
- WALKING DISTANCE OF KENLEY STATION, HARRIS ACADEMY & HAYES PRIMARY SCHOOL
- COUNCIL TAX - G - EPC - C

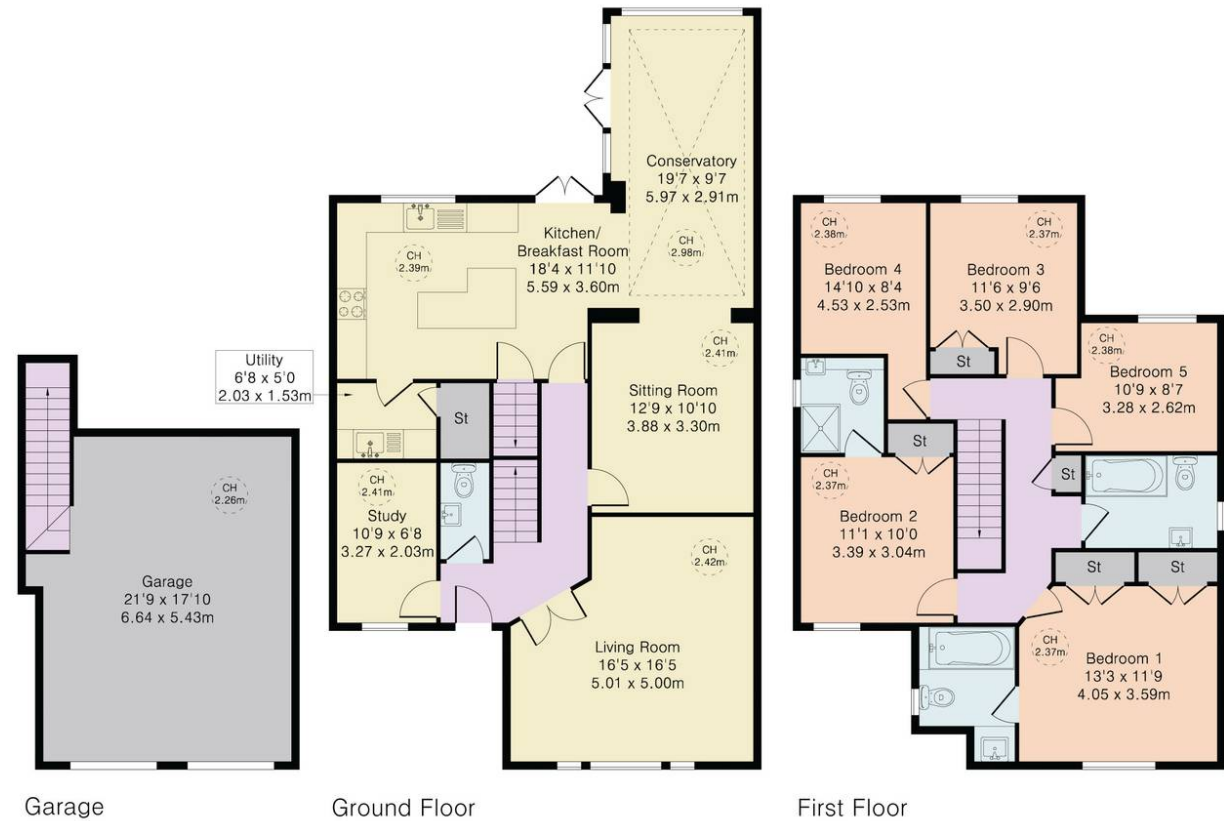








Approximate Gross Internal Area 2331 sq ft – 216 sq m  
 Ground Floor Area 1056 sq ft – 98 sq m  
 First Floor Area 886 sq ft – 82 sq m  
 Garage Area 389 sq ft – 36 sq m



# 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.