



54 Park Road, Kenley

Guide Price £925,000

FINE & COUNTRY





54 Park Road

Kenley CR8 5AR

A Stunning, Modernised Four-Bedroom Detached Family Home with Exceptional Entertaining Space. With air conditioning throughout, underfloor heating in key areas, quality fixtures and fittings, and an ideal layout for modern living and entertaining, this wonderful home must be viewed to fully appreciate everything it has to offer.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Completely Refurbished Throughout
- Open Plan Living Accommodation
- Air Conditioning Throughout
- Underfloor Heating
- Four Bedrooms & Two Bathrooms
- Low Maintenance Gardens
- Two Summer Houses & Hot Tub
- Walking Distance of Kenley Station & Local Schools
- Loft Potential (STPP)





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This beautifully presented and thoughtfully modernised four-bedroom detached home offers spacious, versatile living with a high-end finish throughout — perfect for families and those who love to entertain.

The property welcomes you via a bright entrance hall with a convenient cloakroom and leads into an impressive open-plan lounge, dining area, and conservatory. The spacious lounge features a striking media wall with display cabinetry, an energy-efficient electric log-effect fire, and ample space for a large TV, all set against the backdrop of charming original woodblock flooring. The conservatory is fitted with roof blinds and air conditioning, ensuring comfort all year round.

Flowing seamlessly from the dining area is the stunning 24' fully fitted kitchen — the true heart of the home — complete with underfloor heating, interchangeable mood lighting, a premium SMG range cooker, integrated larder fridge and freezer, dishwasher, Miele washing machine, hot tap, waste disposal, and its own air conditioning unit. An additional area off the kitchen, currently used as extra kitchen space, offers the flexibility to create a cosy snug or an additional reception room with separate access from the hallway.



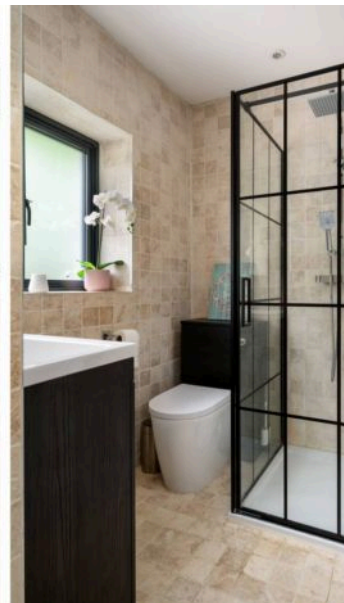
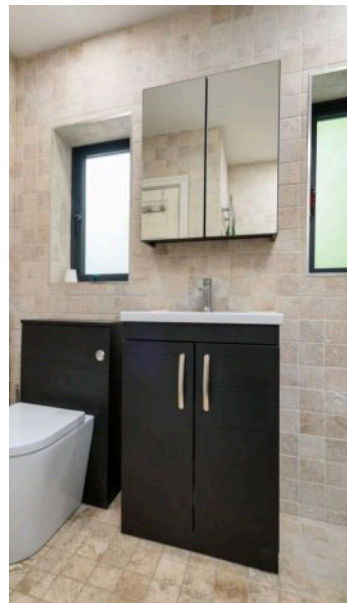


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Upstairs, a spacious landing with contemporary glass balustrading leads to four well-proportioned bedrooms. The principal bedroom boasts a stylish range of Hammond's built-in wardrobes and a custom dressing table with a light-up mirror. The luxurious family bathroom is fully tiled and features a bath with rain shower over, underfloor heating, and a separate, refitted shower room with enclosed black-trim shower cubicle, rain shower, and vanity unit with illuminated mirror — all finished to an exceptional standard. Additional practical features include a large, fully boarded loft with ladder access from the landing with two Velux windows, providing excellent storage or potential for further use. There is also air-conditioning units fitted throughout the house.

Stepping outside, the rear garden has been designed with minimal maintenance and maximum enjoyment in mind. It offers multiple terraces for entertaining, including a patio area with steps up to a delightful water feature and a large summerhouse currently used as a gym with kitchenette, wine fridge, and outdoor music system controls. Steps with lighting lead to an upper decked patio with a second summerhouse, perfect for a home office, and a secluded hot tub area enclosed by stylish glass balustrading. The garden also features children's play equipment and full floodlighting, creating an idyllic space for family gatherings day or night.





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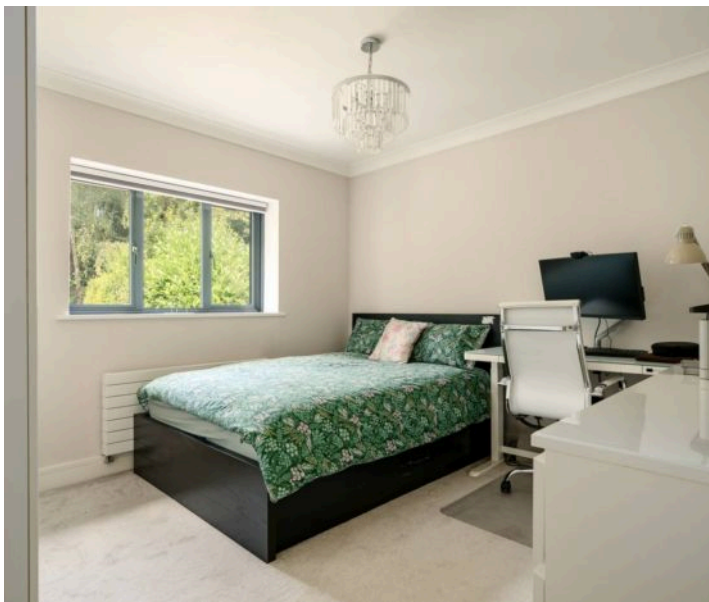
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To the front, the property benefits from a single integral garage with an electric roller door and a useful utility area to the rear. Ample off road parking for numerous cars.

The property also comes with CCTV all around, wired alarm (including office/gym, summer house and garage), video door intercom (all controllable via mobile phone).

With air conditioning throughout, underfloor heating in key areas, quality fixtures and fittings.

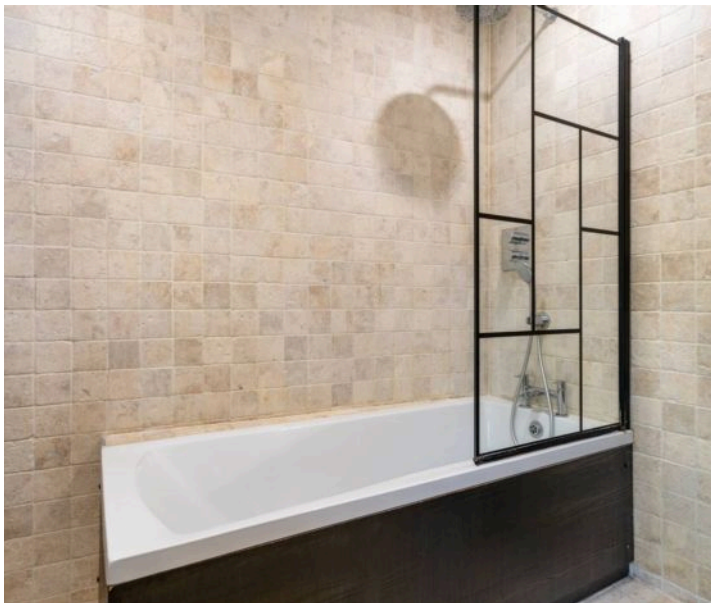




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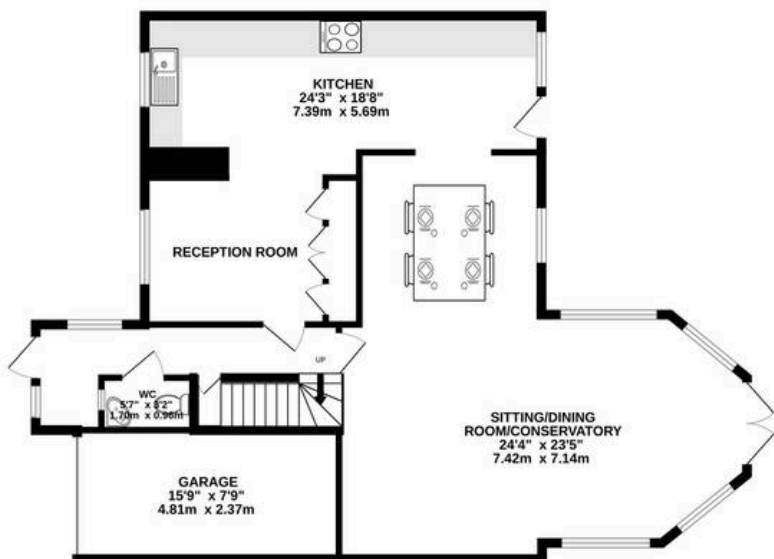
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Park Road is a residential road in a popular area of Kenley located about 0.2 miles of Kenley Station in Zone 6. From here there are direct rail services to London Victoria (37 mins) and London Bridge (35 mins) and Purley is 1.3 miles with fast direct train services to London Bridge (22 mins), Victoria (28 mins) and Gatwick Airport (27 mins). Purley has a good range of shops including a supermarket, library, restaurants and access to superstore shopping on the Purley Way with Croydon approximately 4 miles away. There are schools in both the state and private sectors and a good choice of sporting facilities locally. The M25 at junction 6 is 5.8 miles distant with access to Gatwick and Heathrow airports. There is a 'hail bus' that travels along Park Road, taking you to Purley Station, as well as local parade of shops to include Co-Op, Chemist, pub and restaurants.

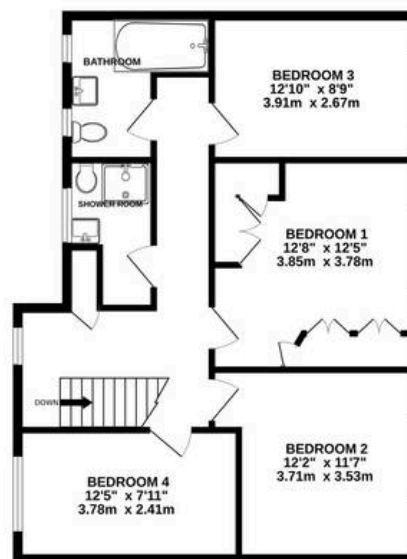




GROUND FLOOR
972 sq.ft. (90.4 sq.m.) approx.



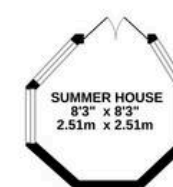
FIRST FLOOR
723 sq.ft. (66.9 sq.m.) approx.



OFFICE/GYM
140 sq.ft. (13.0 sq.m.) approx.



SUMMER HOUSE
68 sq.ft. (6.3 sq.m.) approx.



TOTAL FLOOR AREA : 1914 sq.ft. (177.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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