



Hayes Lane, Kenley  
CR8



*Beyond your expectations*



# A well presented 3 bedroom home in Kenley

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

3 Bedrooms | Cloakroom | Sitting Room | Kitchen/Dining Area | Conservatory | Bathroom | Garage | Garden  
| Close to Station

**Guide Price £450,000 Leasehold**

### Description

A well presented and recently refurbished three bedroom property with garage, rear garden and a short distance (0.7 miles) to Kenley train station. The property has been thoughtfully designed to a high standard by the current owners creating a wonderful family home.

The ground floor is open plan in style, laid with Karndeen flooring and is comprised of a pretty sitting room that flows into the dining area and a conservatory to the rear. The kitchen is well equipped with shaker style wall and base cabinetry with granite work tops and includes a spacious larder cupboard. Integrated appliances include an oven, microwave, induction hob with extractor above and fridge freezer. There is space for a dishwasher, washing machine and tumble dryer. Additional fitted storage cupboards can be found in the living and dining area. A cloakroom and coat cupboard complete the ground floor layout.

On the first floor there are three bedrooms and a lovely contemporary family bathroom with shower over the bath and a heated towel rail. Two of the bedrooms have fitted wardrobes and one has a built in shelving unit.

### Outside

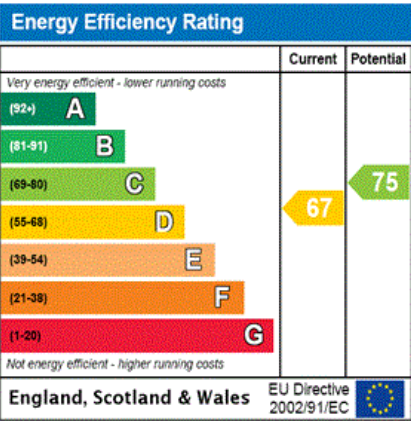
The property is situated in a courtyard development located off Hayes Lane. To the front there are pretty communal gardens and flower beds stocked with a variety of shrubs and roses. The property has a garage en-bloc.

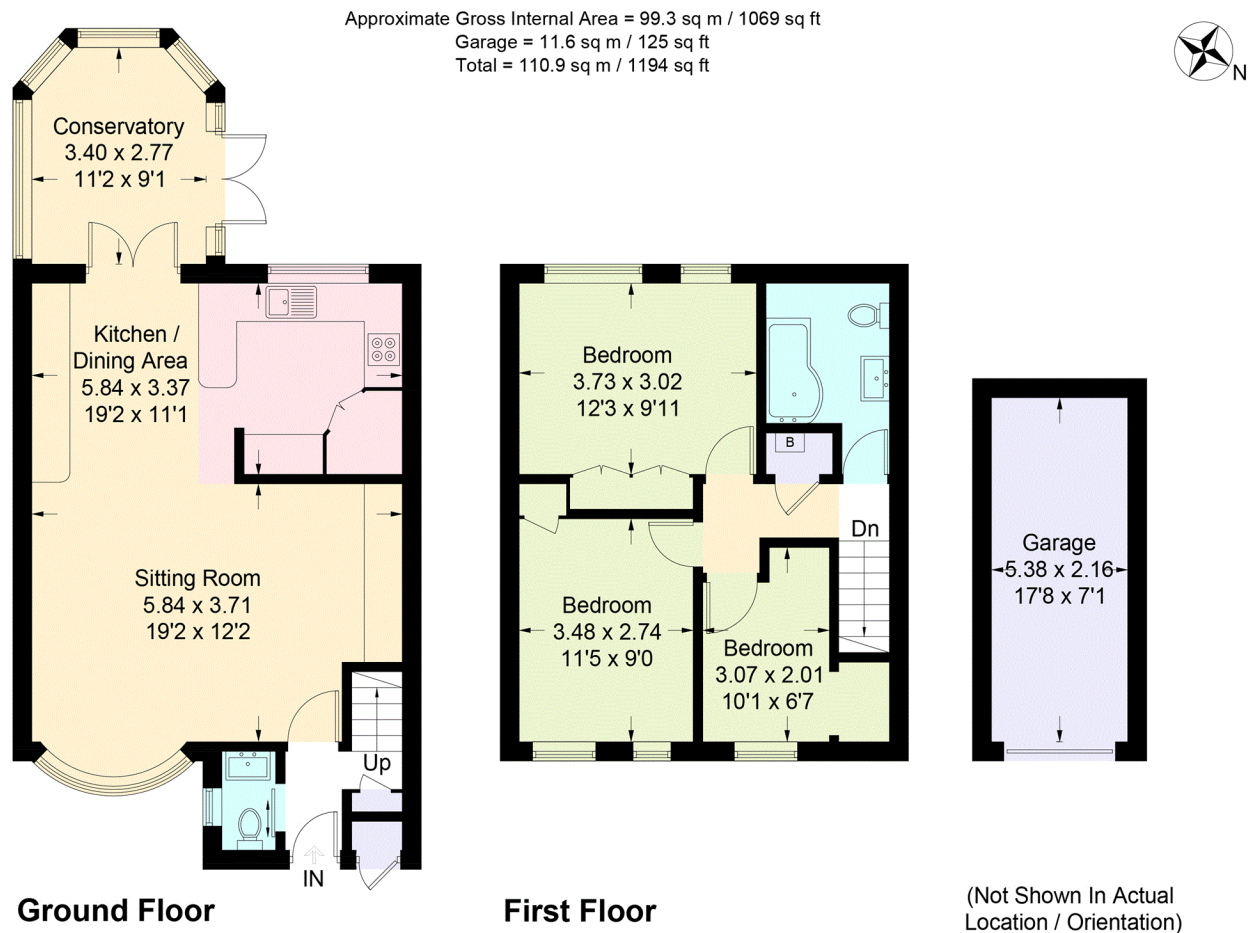
The rear garden has panel fencing to the sides with a

brick wall and gate at the rear giving direct access to Hayes Lane. Mainly laid to lawn the garden has a flower bed to one side and there is a patio to sit out in the warmer months.

### Location

The property is located less than a mile from local shops and Kenley railway station (0.7 miles) providing services to London Bridge and Victoria in approximately 45 minutes. Further shops and mainline station can be found less than 2 miles away at Purley and the M25 (J6) is about 6 miles. There are schools for children of all ages in both the state and private sectors. Leisure facilities in the area include tennis courts and public and private golf courses. Hayes Primary School is approximately 100 meters distance.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID354414)  
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**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



