



Kenley Road, SW19  
£1,500,000

**Dexters**



## Kenley Road, SW19

Exceptionally rare for the road, a four double bedroom, two bathroom, gated detached house, complete with off street parking for multiple cars and sold with no onward chain.

The ground floor begins with a large entrance hall, wonderful for receiving guests and the heart of the ground floor. There is a large through reception room, split between a lounge to the front and a dining room to the rear, with French doors to the garden.

There's a separate kitchen complete with a Quooker tap, a pantry and a w/c just off the entrance hall. The house has been adjusted on the ground floor to add a third reception space, perfect as a snug or home office.

The first floor is organised with four double bedrooms, the principle bedroom complete with an ensuite bathroom and a balcony. The attic is of significant size, fully boarded and lit, giving the option for a wonderful loft conversion too. The property and grounds further benefit the ability to access the garden from both sides, with a large shed to the left side.

The property is located near to Rutlish School, within close proximity to excellent transport links, including the Northern Line, Thameslink and the catchment area for Merton Park Primary School.

### Features

- Detached
- Four Double Bedrooms
- Loft Conversion Potential
- Gated Off Street Parking
- Outstanding Schools Nearby
- No Onward Chain







# Kenley Road, London, SW19



**Ground Floor**

**First Floor**

Total Internal Area (approx.): 149.5 sq. m (1,609.2 sq. ft)

Shed (approx.): 10.9 sq. m (117.3 sq. ft)

Total Area (approx.): 160.4 sq. m (1,726.5 sq. ft)

Balcony (approx.): 5.1 sq. m (54.9 sq. ft)