



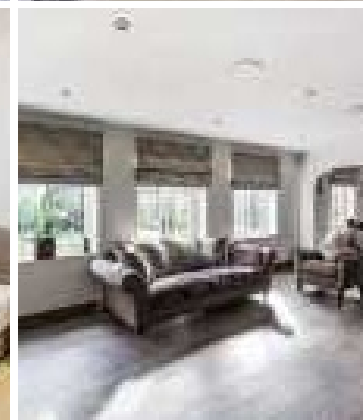
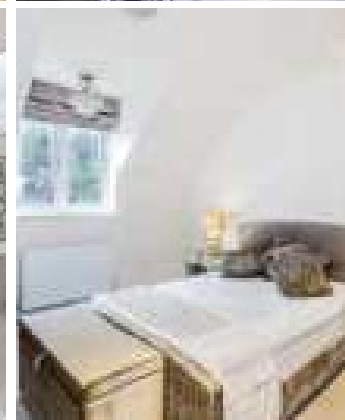
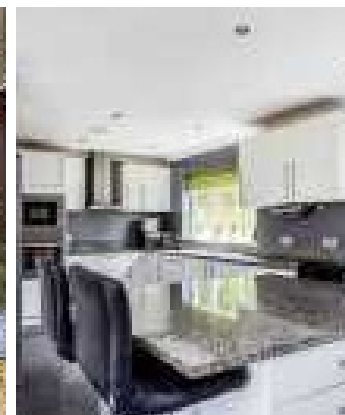
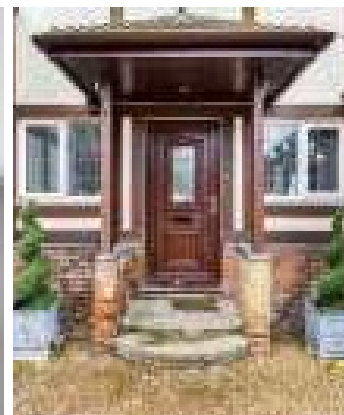
OFFERS IN EXCESS OF £900,000 FREEHOLD

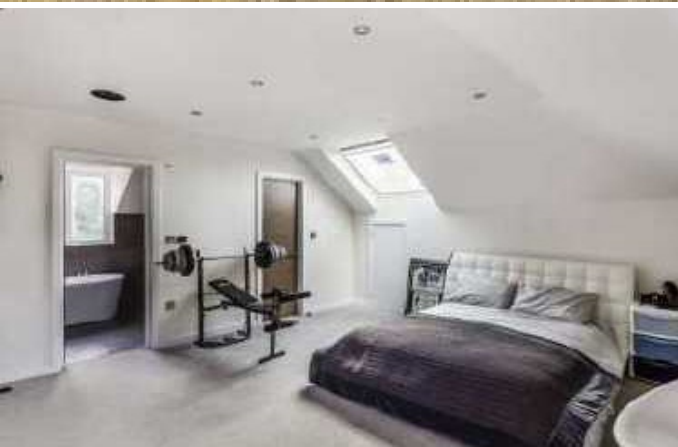
28A UPLANDS ROAD, KENLEY, SURREY, CR8 5EF

ShineRocks
PROPERTY AGENTS

An interesting and extremely unusual detached family residence, offering up to eight bedrooms if required. This property has potential for two ground floor self contained annexes. Situated in a much sought after premier road in Kenley with a level plot and off street parking for several cars, the property is ideal for a large or extended family.

THE ACCOMMODATION COMPRISES: COVERED PORCH, ENTRANCE HALL, WC, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, FAMILY ROOM/GUEST BEDROOM WITH EN-SUITE, BEDROOM THREE WITH EN-SUITE, TWO FURTHER GROUND FLOOR BEDROOMS, FAMILY BATHROOM. STAIRS TO FIRST FLOOR, MASTER BEDROOM WITH EN-SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM.





DESCRIPTION An unusual and extremely spacious, seven/eight bedroom, five bath/shower room, three reception room, detached family residence, offering extremely versatile accommodation over two floors, with annexe potential. Covered porch, entrance hall, WC, living room with French doors to rear patio, dining room with French doors to rear patio, kitchen/breakfast room with door to side/rear garden, utility room, family room/guest bedroom with door to side/rear garden and en-suite shower room, bedroom three with en-suite and fitted wardrobes, two further ground floor bedrooms, family bathroom. Staircase to first floor landing, master bedroom with en-suite and walk in wardrobe, bedroom seven/eight with en-suite, two further bedrooms, family bathroom. Landscaped front garden with gravel driveway and parking for several cars, side gate to fully fenced level rear garden. The property has been improved considerably in recent years but requires a certain amount of finishing off and remedial work.

AMENITIES The property is situated within a quiet cul de sac just off of Uplands road. Approximately a fifteen minute walk down to Kenley Station serving London Bridge and Victoria within 29/32 minutes, as well as local shops. The house is within easy walking distance of Kenley Common and Kenley Aerodrome as well as The Wattenden Pub. The area is well served by many excellent schools which include The Hayes Primary School, Riddlesdown Collegiate and Caterham co-educational day and boarding school. A short drive away you will find Caterham Town Centre with Waitrose, Morrisons and many shops, bars and restaurants. Purley Town Centre offering its main line train station and Tesco's is also nearby. There are numerous golf courses in the area including Surrey National and Purley Downs. Extensive shopping facilities can be found in Croydon Town Centre with superstore shopping on the Purley Way. The M25/M23 is easily accessible within about twenty minute drive.

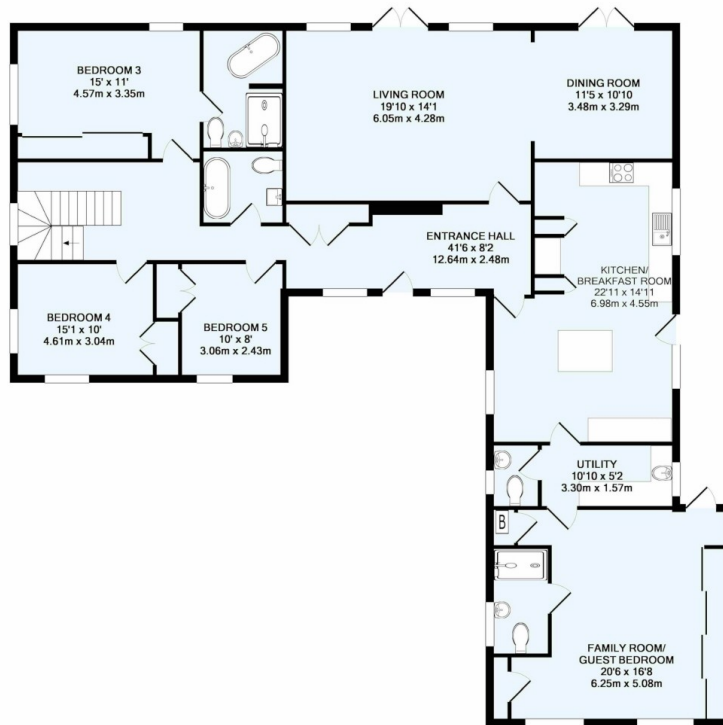
OUTSIDE FRONT GARDEN: Sweeping gravel driveway with parking for several cars. The front garden is fenced to both sides, with mature hedgerow, raised bed stocked with a variety of mature shrubs and plants. Side gate to rear garden.

REAR GARDEN: Accessed via the living room, dining room, family room and kitchen/breakfast room. Paved patio to both side and rear, leading to fully fenced level rear garden, mainly laid to lawn. Outside tap and garden shed.

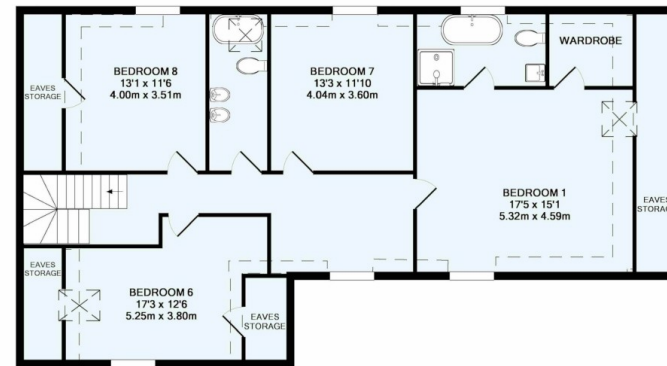
EPC 74 - 81

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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 3298 SQ.FT. (306.4 SQ.M.)

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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.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVAL

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