



Guide Price

£850,000

Freehold

5x  3x  2x 

**Valley Road, Kenley,
Surrey, CR8**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards

Accommodation

GROUND FLOOR

Entrance Porch

Living Room: 16'5 x 11'3 (5.01m x 3.43m)

Lounge : 17'5 x 14'2 (5.31m x 4.32m)

Kitchen/Dining Room: 27'6 x 20'2 (8.39m x 6.15m)

Bedroom 5/Study: 12'6 x 8'9 (3.81m x 2.67m)

En-Suite Bathroom: 7'8 x 5'0 (2.34m x 1.53m)

Utility Room: 8'7 x 6'5 (2.62m x 1.96m)

FIRST FLOOR

Landing

Bedroom 1: 16'5 x 12'5 (5.01m x 3.79m)

En Suite Shower Room 1: 9'9 x 4'2 (2.97m x 1.27m)

Bedroom 2: 13'9 x 13'4 (4.19m x 4.07m)

Bedroom 3: 13'9 x 11'9 (4.19m x 3.58m)

Bedroom 4: 12'8 x 8'4 (3.86m x 2.54m)

Bathroom: 9'9 x 5'8 (2.97m x 1.73m)

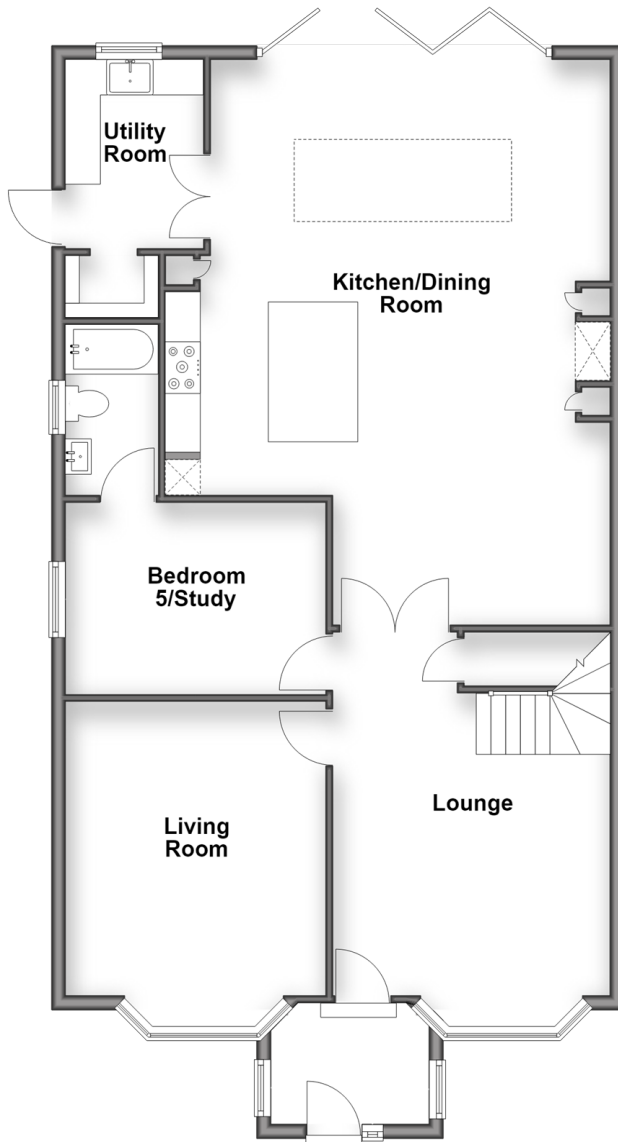
OUTSIDE

Large Driveway

Three Tiered Rear Garden

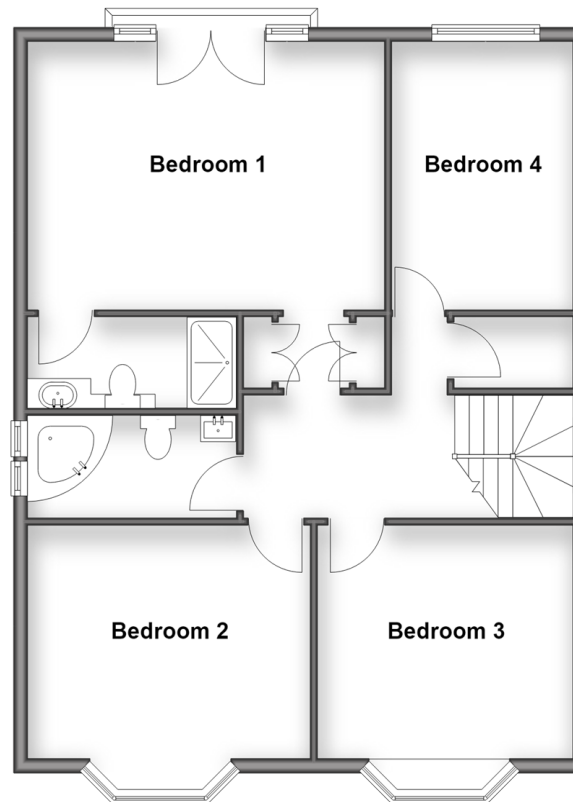
Ground Floor

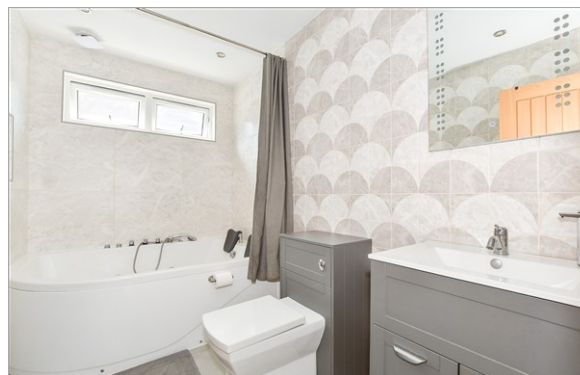
Approx. 107.1 sq. metres (1153.1 sq. feet)



First Floor

Approx. 79.2 sq. metres (852.1 sq. feet)
(excluding unnamed room)





Main features

- Chain Free
- Completely refurbished throughout, done to a high spec
- Beautiful rear garden, offering stunning views
- Open plan kitchen/dining room with bi-folds leading to outdoor patio
- Boasting 3 bathrooms
- Well located for good/outstanding schools
- EV charging point on Driveway



Nearest Schools

Primary Schools: Kenley Primary 0.1 miles, Whyteleafe Primary 0.6 miles, The Hayes Primary 0.8 miles

Secondary Schools: Riddlesdown High School 0.6 miles, Warlingham School 0.8 miles,



Transport Information

Train Stations: Whyteleafe 0.5 miles, Upper Warlingham 0.6 miles, Kenley 0.8 miles
Underground Morden 7.5 miles, Sth Wimbledon 8.1 miles



Address

Valley Road, Kenley, Surrey, CR8



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Purley Branch 020 8660 8882 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



9010GSAV/20260817/****/KV