



LOFT
ESTATE AGENTS
FOR SALE
0203 660 8070 - LOFT-ESTATES.CO.UK

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Frensham Road | Kenley | CR8 5NS

Guide price £575,000

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Breathtaking semi-detached home that has been tastefully modernised in every aspect. Immaculately presented semi-detached home with style hard flooring to the ground floor and fitted shutters, allowing the light to flood through beautifully and giving a real homey feel. There is plenty of space for the whole family, with a large through lounge/diner and a separate fitted kitchen, with high quality AEG integrated appliances and a breakfast bar. The garden is fully landscaped, and has a bonus outdoor office with power and internet. Tastefully renovated throughout to a high standard, including parquet style LVT hard flooring and fitted

shutters to the ground floor

- Large kitchen, with integrated AEG appliances and breakfast bar
- Through lounge/diner, flooded with light that flows from one end of the house to the other
- Downstairs shower room with WC and bonus utility room
- Beautiful bedrooms upstairs, with two large doubles and panelled walls
- Bonus outdoor office with power and internet
- Landscaped, level rear garden
- Tucked away from the hustle and bustle, but easily accessible to Kenley and Purley town centres with great schools and bus links within walking distance



An enviable family home that has been lovingly renovated to a high standard throughout. All the accommodation space a family could need, without having to lift a finger and amenities on your doorstep!



Ground Floor

Hallway

Reception Room

15'1 x 10'8 (4.60m x 3.25m)

Dining Room

14'2 x 10'2 (4.32m x 3.10m)

Kitchen

16'1 x 9'3 (4.90m x 2.82m)

Utility

10'6 x 6'3 (3.20m x 1.91m)

Downstairs WC

First Floor

Landing

Bedroom 1

15'1 x 10'1 (4.60m x 3.07m)

Bedroom 2

14'6 x 10'1 (4.42m x 3.07m)

Bedroom 3

9'3 x 6'6 (2.82m x 1.98m)

Bathroom

Separate WC

Outside

Driveway

Rear Garden

32'9 x 22'0 (9.98m x 6.71m)

Outdoor Office

7'5 x 5'9 (2.26m x 1.75m)



Frensham Road, CR8

Approximate Gross Internal Area

97.5 sq m / 1049 sq ft

Office = 4.1 sq m / 44 sq ft

Total = 101.6 sq m / 1093 sq ft



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 any decisions reliant upon them. (ID:1217324)

EPC Rating: D

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