



Devon Close, Kenley, CR8 5BB

Asking price £550,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

A unique opportunity to acquire his three bedroom semi-detached bungalow offering ultra modern monochrome interiors, generous garden, garden office, bar and open plan living dining space.

### Accommodation

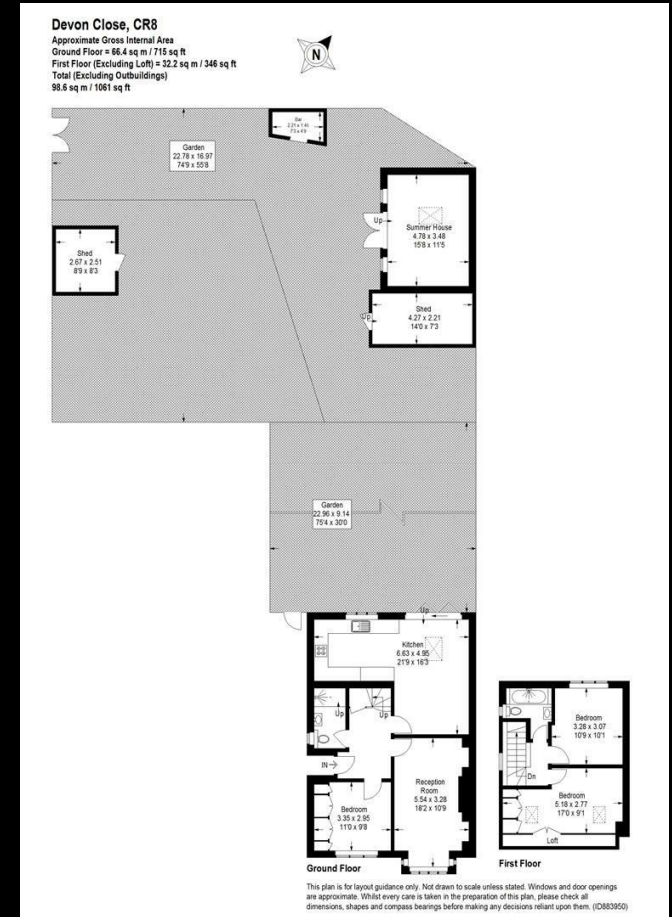
An incredible opportunity to acquire a stunningly renovated 3 double bedroom semi detached converted bungalow, updated to the highest of standards with tasteful, elegant decor throughout. Every inch of this home has been carefully designed to maximise space and accommodation. On entry, you are greeted with a bright open hallway with newly laid wooden flooring. Further on the ground floor, there is a sleek, fully tiled bathroom with large walk in shower. You will also find a comfortable double bedroom with built in wardrobes plentiful. The beautifully designed spacious living room benefits from a feature media wall, stylish lit ceiling and new carpets throughout. The modern new handleless Wren kitchen offers ample storage space, along with integrated appliances including washer/dryer, dishwasher, oven, hob and fridge/freezer. The kitchen/diner space allows for a family dining table, as well as further entertainment space for idyllic family living. New wood flooring leads through to the newly installed bifold doors out to the handsome garden. Recently levelled, the extensive garden features a fresh laid lawn, welcoming patio and a further summer house, fully kitted out with new electrics and heating; the perfect opportunity to create a home office, or a comfortable additional space to relax and unwind. The unique garden bar is also fitted with electrics and lighting, a fantastic addition, perfect for entertaining of a summers evening in your own private garden recluse surrounded with brand new fencing. The addition of 2 new double bedrooms and a family bathroom on the first floor has transformed this property into the perfect family home. With new carpets laid to both bedrooms, and built in wardrobes to one with further eves storage, this home offers every desire. Again offered is a tastefully designed brand new family bathroom with fitted bath and additional heated towel rail. The entire property has been renovated to the highest standard, with new electricss throughout, completely re-plastered, upstairs fully insulated on conversion, with a brand new roof, new lighting throughout, new windows throughout, new front door, new alarm system, CCTV to outside of house, new patios to front and back and full new fencing. A true gem, not to be missed.

### Location

The property is situated on a quiet road in the sought after location of Kenley. Located within half a mile of Kenley Railway Station, there are a range of independent convenience stores located on the Godstone Road, with further amenities as well as Tesco Extra, in Purley and Tesco Express in Whyteleaf. The area is close to open countryside, such as Riddlesdown Common and Kenley Aerodrome, whilst the motorway network can be accessed via junction 6 off the M25 at Godstone. There is also a wide array of local schooling catering to all needs and age groups, including The Hayes Primary School, Riddlesdown Academy and Abbey Wood Grange Nursery which is located on Church Road.

### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus)	A		(92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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