



25 Uplands Road,
Kenley, Surrey, CR8 5EE – Guide Price £900,000

JOHN BROWN



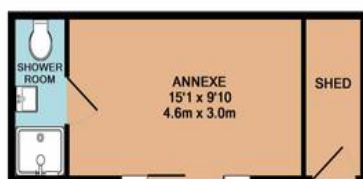
MARK YOULL

SALES & LETTINGS

Mark Youll is delighted to offer to the market this stunning detached family home located within a private road set in a semi-rural location within the heart of Kenley. The property has been extended and totally refurbished by its present owners and has many fine features. Downstairs accommodation comprises of an open planned lounge dining room, beautifully appointed kitchen breakfast room, this has doors leading to the decked terrace area. Upstairs there are four bedrooms with the master and guest bedroom both having ensuite facilities. There are two further bedrooms that benefit from a contemporary family bathroom. Externally the rear garden boasts a delightful decked terrace that is ideal for family entertaining and enjoys views of Riddlesdown Common and beyond. There are steps that lead to the lawn area and a garden room/annexe that has its own shower room that would be ideal for those wishing to work from home.

- Entrance Hall
- Kitchen Breakfast Room
- Lounge
- Dining Area
- Master Bedroom with Ensuite Shower Room
- Three Further Bedrooms
- Bathroom and Shower Room
- Garden With Lovely Decked Area
- Garage and Off Street Parking
- Separate Annexe With Shower Room



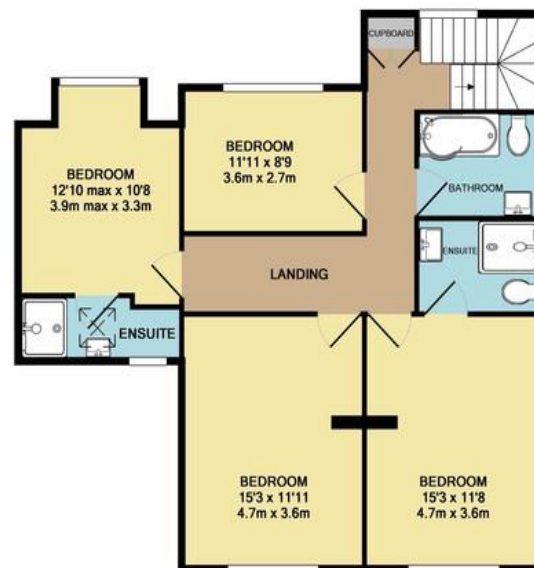


GROUND FLOOR
APPROX. FLOOR AREA 1180 SQ.FT. (109.6 SQ.M.)

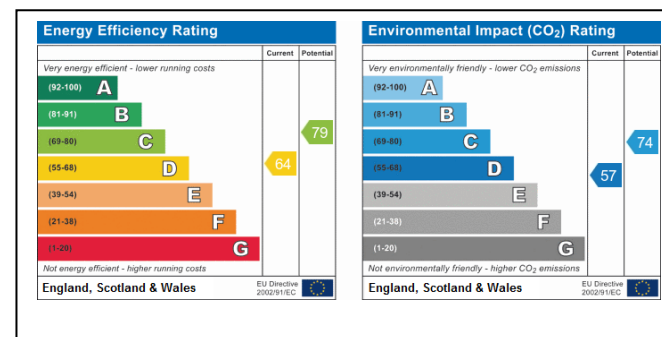
TOTAL APPROX. FLOOR AREA 2074 SQ.FT. (192.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

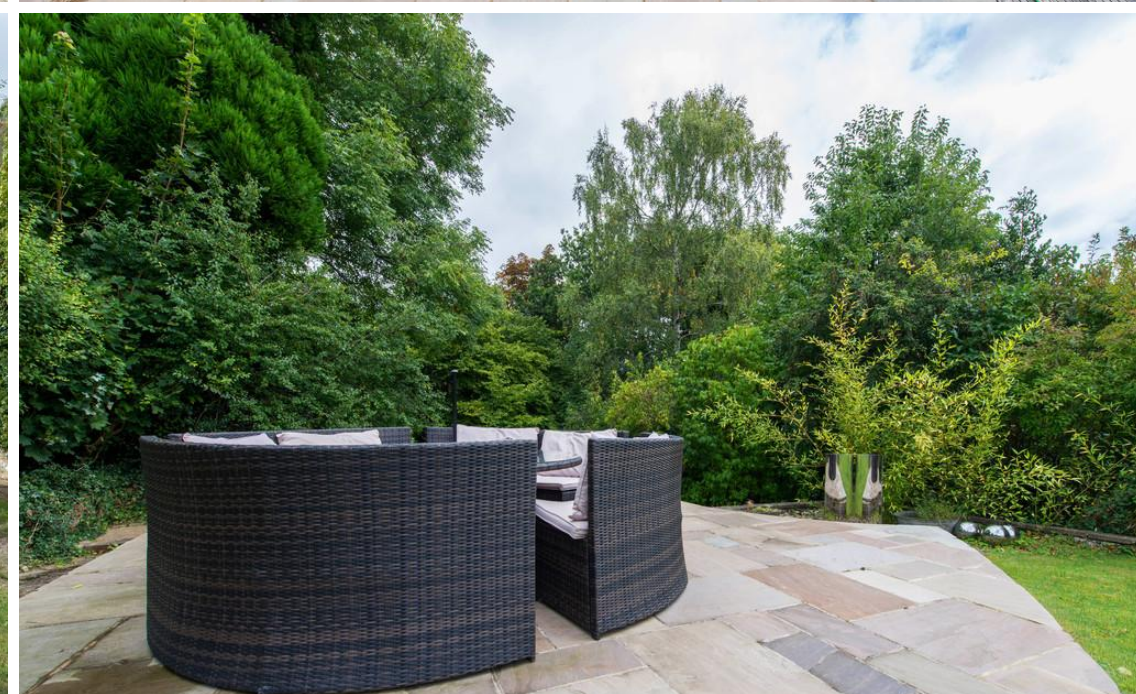
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1ST FLOOR
APPROX. FLOOR AREA 895 SQ.FT. (83.1 SQ.M.)



Disclaimer: The agent has not tested any apparatus, fitting or services and cannot verify they are in working order or fit for the purpose. The Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.



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