



101 Hayes Lane, Kenley - CR8 5JR

In Excess of **£450,000**





101 Hayes Lane

Kenley, Kenley

A stunning three bedroom Georgian style residence situated in a unique and exclusive courtyard setting in the heart of Kenley. Viewing highly recommended. Features include three bedrooms an open plan lounge/dining room, with separate kitchen, level garden and garage.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Garage & residents parking
- Stunning communal Courtyard
- Well-presented throughout
- Mews style home
- Level rear garden
- Downstairs W/C

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. Y Cook Taylor Woodhouse Solicitors – £200 Taylor Rose Solicitors – £210 A V Rillo – £250 Hawke Financial Services – 30% Arnold & Baldwin Surveyors – 10% Alexander Lyons Surveyors – 10% Atrium Surveyors – £25



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Features include three bedrooms an open plan lounge/dining room, with separate kitchen, level garden and garage.

Located in the heart of Kenley's green surrounds and situated on this popular, mews style development is this three bedroom family home. The downstairs accommodation comprises a through lounge/dining room with access onto the garden, which flows into the kitchen overlooking the garden. There is also a downstairs w.c.

Stairs rise to the first floor where all three bedrooms are located as well as the modern family bathroom.

The master bedroom comes complete with fitted wardrobes, whilst the bathroom offers bath and shower enclosure.

Outside Approached via the charming, communal courtyard gardens, the property comes complete with garage en bloc & residents parking. To the rear of the home is a generous level garden which is paved with planted beds & mature trees and shrubs on the borders.

Location Set in a tranquil mews style development, off a tree-lined country lane, at the top of the road is Kenley Common which gives way to the old aerodrome ideal for dog walking and cycling. Kenley Station offers a link to London in just under 40 minutes. It is also 4 miles from the M25 motorway network providing fast access to Gatwick, Heathrow and the South Coast. Excellent Junior schools including The Hayes and Kenley are in close proximity and there are local shops on the Godstone Road. Purley is 2 miles distance with more comprehensive facilities and Croydon is just 6 miles away. Surrounding towns and villages provide plenty of opportunities for entertainment, with pubs and restaurants and a whole range of sporting facilities, including golf clubs at nearby Woldingham, Surrey National at Chaldon and Purley Downs on the South Croydon border.

Council Tax Band E Maintenance Charge £780 per annum - this includes gardening to the front, cleaning windows, general maintenance including painting the garage doors.

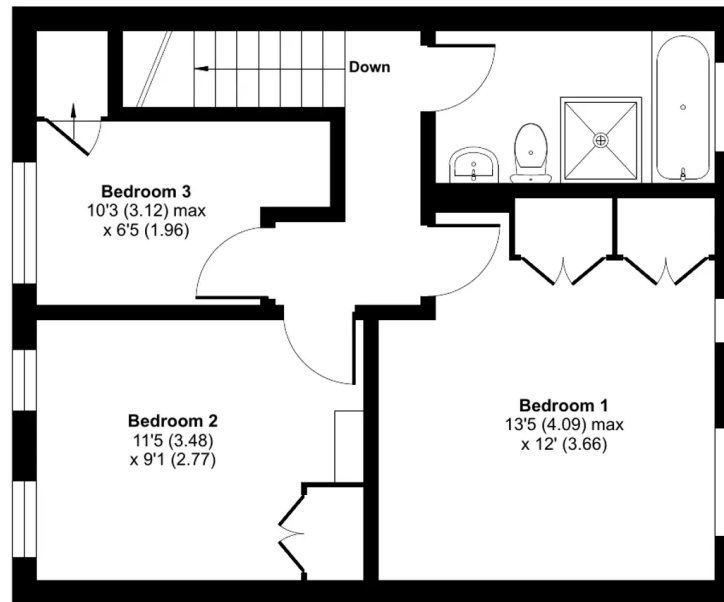




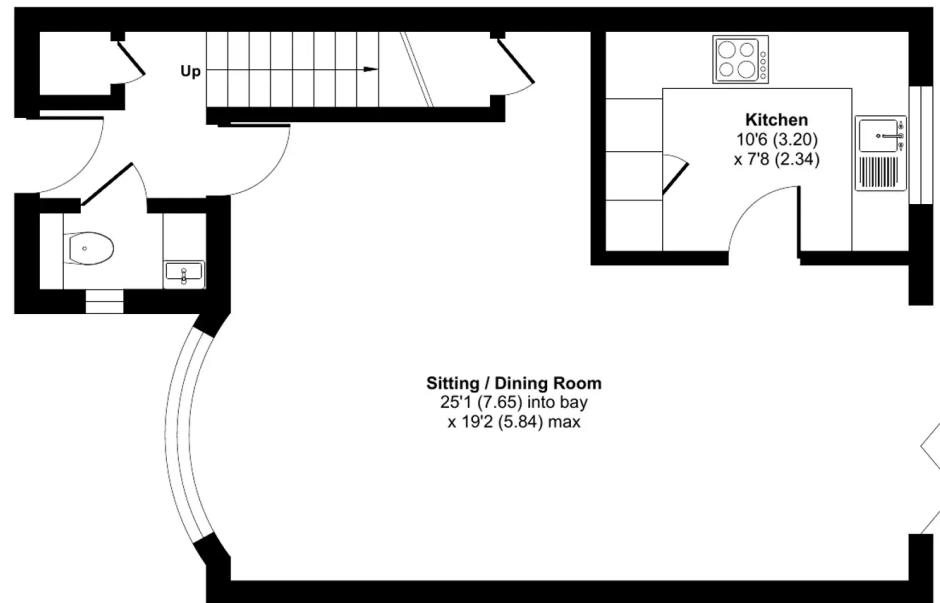
Hayes Lane, Kenley, CR8

Approximate Area = 976 sq ft / 90.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Park & Bailey. REF: 1015071



Park & Bailey Caterham

41 High Street, Caterham - CR3 5UE

01883 342205 • caterhamhill@parkandbailey.co.uk • www.parkandbailey.co.uk/