

# WOODS

## Land and Estate Agents

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### **34 Pondfield Road , KENLEY, CR8 5JX**



Set in a semi rural location at the end of a private cul de sac this four bedroom, two bathroom detached house benefits from: Large Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen/Breakfast Room, Master Bedroom Suite, two Dressing Rooms and a large Ensuite Shower Room, Bedroom Area, Ensuite Shower Room, Dressing Room, three further bedrooms, Bathroom, Double Garage incorporating Utility Area, large paved driveway to front for several cars and attractive rear garden.

**£665,000**

## **LOCATION**

Pondfield Road is a turning off Hayes Lane, Kenley enjoying a semi rural location within reach of Purley Town Centre, which offers a comprehensive range of amenities. Both Purley and Kenley railway stations giving easy access to Croydon and London. There are schools for children of all ages in the immediate area including the local Hayes Primary School.

## **GROUND FLOOR**

### **Entrance Hall**

with double doors, twin Georgian style front and side windows, decorative coving, solid oak flooring, double cloaks cupboard, radiator, low voltage downlighters and cupboard housing gas fired boiler

### **Cloakroom**

close coupled w.c., radiator, Georgian style double glazed window, wash hand basin with mixer taps and pop up waste and cupboard under, low voltage downlighters, tiled floor

### **Lounge 19' 2" x 12' 10" (5.84m x 3.91m)**

with radiator, storage cupboard, sliding patio doors to patio and garden

### **Dining Room 17' 2" x 11' 5" (5.23m x 3.48m)**

a double aspect room, low voltage downlighters, decorative coving solid oak floor, double glazed Georgian style window to front, double radiator, stairs to First Floor and understairs cupboard

### **Kitchen/Breakfast Room 19' 6" x 11' 2" (5.94m x 3.4m)**

with single drainer sink unit with mixer taps inset to 'L' shaped work top with cupboards and drawers and built in dishwasher, four burner gas hob, double oven with drawers and cupboards above, further work tops, peninsular unit, built in shelves, floor to ceiling built in larder cupboards with pull out drawers and high level cupboards over, low voltage downlighters, double radiator, double glazed window to side, tiled floor and sliding patio doors to patio and garden

## **FIRST FLOOR**

### **Landing**

with access to roof space, low voltage downlighters, door to:

**Inner Hallway** with an extensive range of open wardrobes and shelves, low voltage downlighters

### **Master Bedroom 14' 4" x 12' 7" (4.37m x 3.84m)**

with Georgian style double glazed window with wooded far reaching views, radiator, coved cornice

### **Ensuite Shower Room 11' 3" x 7' (3.43m x 2.13m)**

twin basins with glass bowl sinks with mixer taps in chrome and pop up waste with marble base, bidet, close coupled W.C. suite with concealed cistern and tiled display, large walk in shower with Victorian chrome power-shower above, heated towel rail, spiral radiator, low voltage downlighters, extractor fan, electric underfloor heating, fully tiled walls and floor

### **Dressing Room 11' 4" x 5' (3.45m x 1.52m)**

with sliding mirror fronted wardrobe cupboards, double glazed window, radiator

**Bedroom 2 13' 1" x 11' 1" (3.99m x 3.38m)**  
with radiator, Georgian style double glazed window

**Bedroom 3 11' x 9' 8" (3.35m x 2.95m)**  
with radiator, double glazed window, inbuilt wardrobe cupboards

**Bedroom 4 12' 9" x 9' (3.89m x 2.74m)**  
with radiator, double glazed window, 'L' shaped inbuilt wardrobe cupboards, dressing table area, low voltage downlighters

### **Family Bathroom**

tilled panelled bath with mixer taps and pop up waste, pedestal wash hand basin, close coupled W.C., fully tiled shower cubicle with power shower, low voltage downlighters, heated towel rail,

## **OUTSIDE**

### **Front Garden**

large block paving, parking for several cars, 5-bar gate and pedestrian gate, side access, attractive Victorian style lamp

### **Rear Garden**

with patio, steps up to lawn area with mature trees and shrubs, outside lighting

**Double Garage** with up and over electric door, power and light, door to:

**Utility Room 14'1 x 7'6 (4.29m x 2.29m)** with sink unit inset to work top with a range of base cupboards and drawers under, door to garden

EPC

FLOORPLAN