



112 Hayes Lane,  
Kenley, CR8 5HR - Price £925,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS



A spacious and imposing detached family house set well back from the road in large level gardens with parking for numerous cars.

Occupying an excellent residential position in this sought after, semi-rural location in the heart of Kenley with the convenience of being located within a short distance of Kenley Station, local shops and bus services on the Godstone Road. Purley Town Centre is just over a mile away with a good choice of shops, supermarket, library, swimming pool and main line railway station

- Sought after location
- 4 Bedrooms
- Gas Central Heating
- Parking for several cars
- 2 Garages
- No onward chain
- Large level west facing garden
- Spacious Reception Rooms looking over garden
- 2 Bath
- Cloakroom







**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

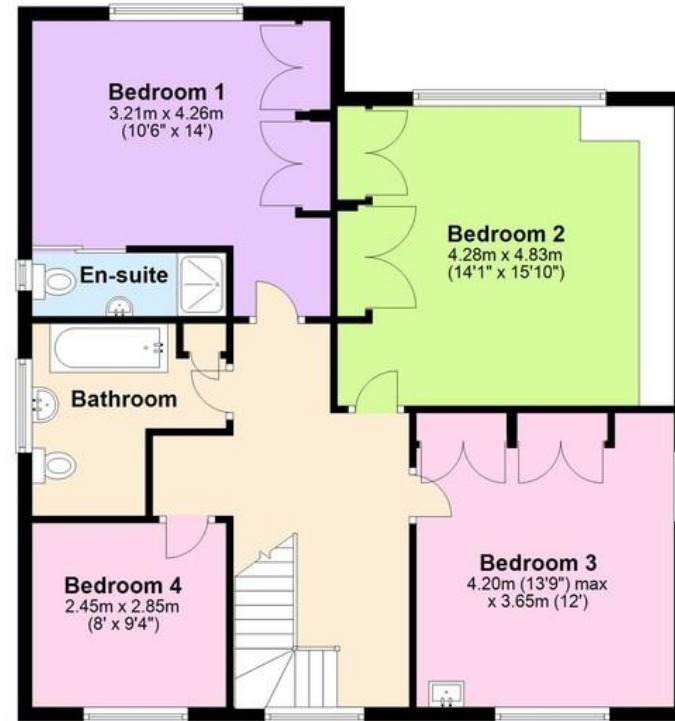
**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



**Ground Floor**  
Approx. 121.3 sq. metres (1306.0 sq. feet)



**First Floor**  
Approx. 83.0 sq. metres (892.9 sq. feet)



Total area: approx. 204.3 sq. metres (2198.9 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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