

**Wellesley, 7 Valley Road  
Kenley, CR8 5DJ**

**Offers Over £630,000**



# Wellesley, 7 Valley Road

Kenley, CR8 5DJ

Guide Price £650,000 - £675,000

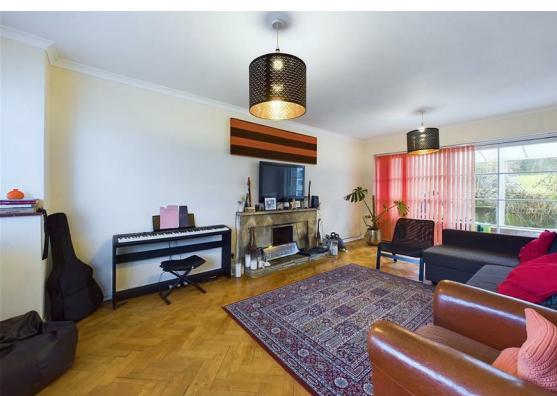
Nestled in a sought-after location just a short stroll from Kenley mainline station, this delightful 3-bedroom detached home offers the perfect blend of comfort, convenience, and space – ideal for family living.

Step inside to discover two welcoming reception rooms, a bright conservatory perfect for relaxing, a convenient downstairs W/C, and a well-appointed kitchen. Upstairs, the centralised landing leads to three generous bedrooms, a family bathroom, and a separate W/C, offering practicality for busy mornings.

The property boasts a large plot, ideal for outdoor living, featuring an outbuilding currently set up as an office – perfect for remote working or a creative studio. Additional benefits include a garage and off-road parking, ensuring ample space for vehicles.

Set in a prime location close to transport links, schools, and local amenities, this home is perfect for families looking for both lifestyle and practicality.





**Porch**  
7'11" x 1'9" (2.43m x 0.55m)

**Entrance Hall**  
6'4" x 13'3" (1.94m x 4.05m)

**Living Room**  
11'10" x 20'9" (3.62m x 6.35m)

**Conservatory**  
12'6" x 6'11" (3.82m x 2.13m)

**W/C**  
6'4" x 4'11" (1.94m x 1.51m)

**Dining Room**  
9'11" x 10'4" (3.03m x 3.17m)

**Kitchen**  
9'10" x 7'10" (3.01m x 2.39m)

**Landing**  
9'9" x 8'0" (2.99m x 2.46m)

**Bedroom**  
13'8" x 12'9" (4.17m x 3.9m)

**Bedroom**  
13'6" x 10'8" (4.12m x 3.27m)

**Bedroom**  
8'9" x 7'10" (2.68m x 2.41m)

**Bathroom**  
6'10" x 8'0" (2.1m x 2.44m)

**W/C**  
2'10" x 4'9" (0.87m x 1.47m)

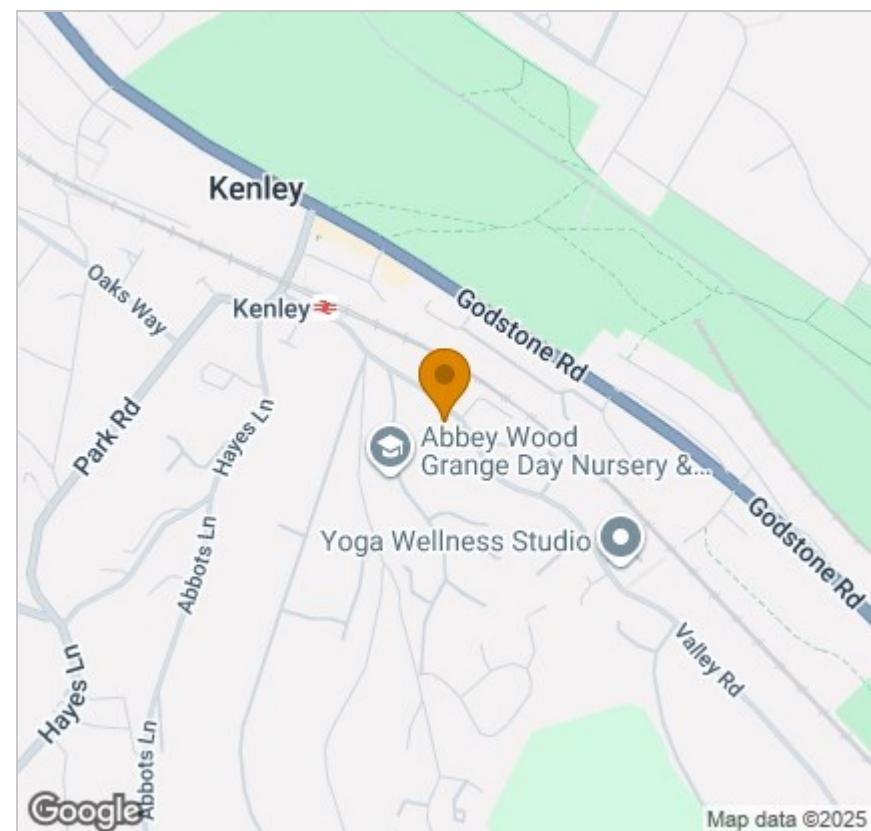
**Garage**  
8'8" x 17'5" (2.66m x 5.33m)

**Outbuilding/Office**  
11'6" x 8'4" (3.52m x 2.56m)

## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ  
Tel: 020 8763 8878  
Email: [sales@danieladamsestateagents.co.uk](mailto:sales@danieladamsestateagents.co.uk)  
[www.danieladamsestateagents.co.uk](http://www.danieladamsestateagents.co.uk)

## Energy Efficiency Graph

