



16 Kenmore Road
Kenley, CR8 5NU

Guide Price £575,000



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Positioned on a popular residential road and just 0.4 miles from Kenley Station, this beautifully presented four bedroom semi-detached home offers stylish and thoughtfully arranged accommodation across three floors.

The property has been carefully improved by the current owners and is presented to an excellent standard throughout, creating a home that is ready to move straight into.

At the heart of the ground floor is the impressive open-plan kitchen and dining room, providing a fantastic space for everyday family life and entertaining. The contemporary kitchen offers plenty of storage and preparation space, while the dining area comfortably accommodates a family dining table. From here, the accommodation flows naturally through to the living room, creating a sociable yet well-defined layout.

The first floor offers three bedrooms together with a stylish four-piece family bathroom, complete with both a bath and separate shower.

The loft has been cleverly converted to create an impressive principal bedroom with built-in storage. A particularly clever feature is the hidden en-suite shower room, discreetly accessed through the fitted wardrobes, creating a private principal suite on the top floor.

Outside, the low-maintenance rear garden combines a decked seating area with lawn, providing an attractive space for relaxing and entertaining. Gated side access leads back to the front of the property, where there is off-street parking for two cars.

The property is ideally placed for enjoying the surrounding green spaces, with Riddlesdown Common and Sherwood Oaks both nearby, offering opportunities for walks and outdoor recreation.

A superb family home combining excellent presentation, versatile accommodation and convenient transport links.





Entrance Hall
5'8" x 11'0" (1.73m x 3.36m)

Living Room
11'1" x 14'8" (3.38m x 4.47m)

Kitchen/Dining Room
16'7" x 14'3" (5.06m x 4.36m)

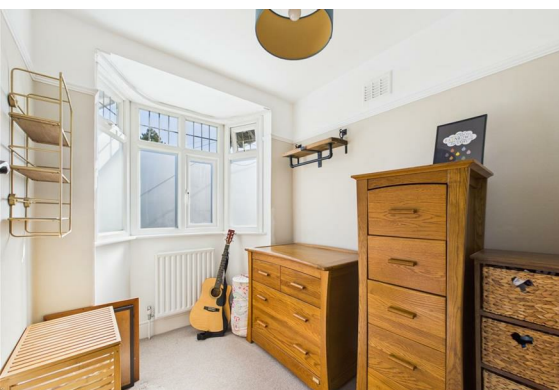
Landing
3'8" x 8'0" (1.12m x 2.44m)

Bedroom
9'11" x 15'2" (3.04m x 4.63m)

Bedroom
9'8" x 14'2" (2.95m x 4.32m)

Bedroom
6'6" x 8'5" (2.00m x 2.58m)

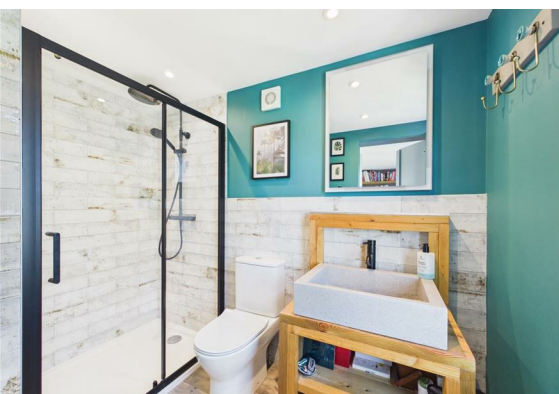
Bathroom
6'8" x 8'6" (2.05m x 2.61m)



Landing/Stairs
2'5" x 3'1" (0.74m x 0.95m)

Bedroom
8'10" x 15'9" (2.71m x 4.82m)

Ensuite
4'11" x 8'6" (1.52m x 2.61m)



Floor Plan



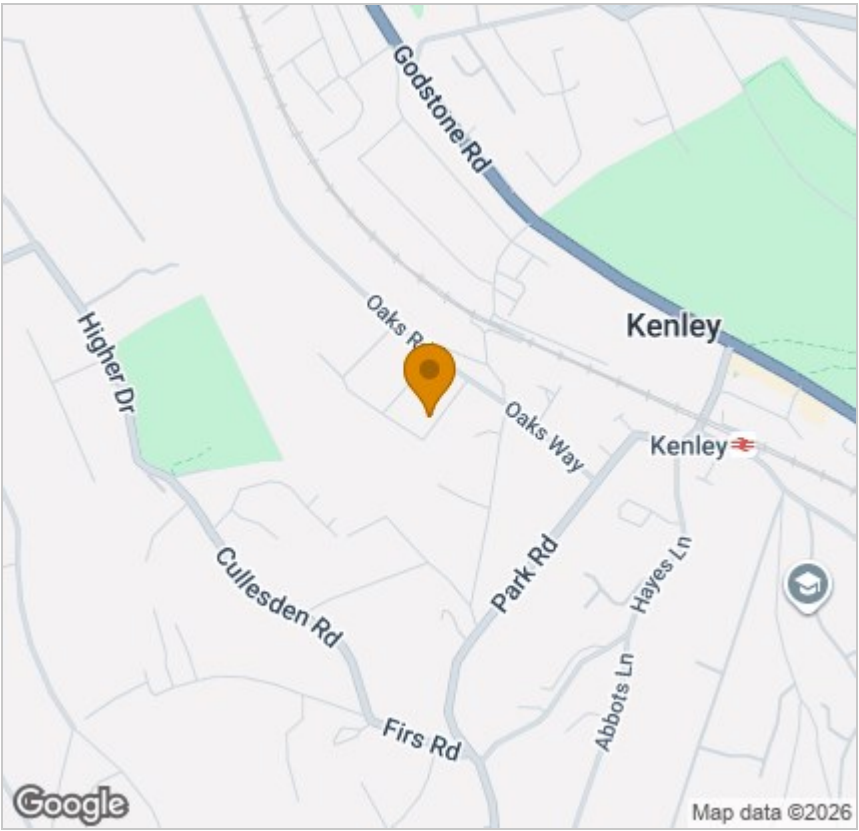
Viewing

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.



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Area Map



Energy Efficiency Graph

