

# Hamptons

INTERNATIONAL



**Hermitage Road, Kenley, CR8**

4  3  3 

**£900,000**

(£900,000)

## Property details

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### Key features

- **Four Double bedroom**
- **Three Bathrooms**
- **Three reception rooms**
- **Study**
- **Utility Room**
- **Private Garden**
- **Double Garage**
- **Driveway for 3-4 cars**

## Hermitage Road, Kenley, CR8

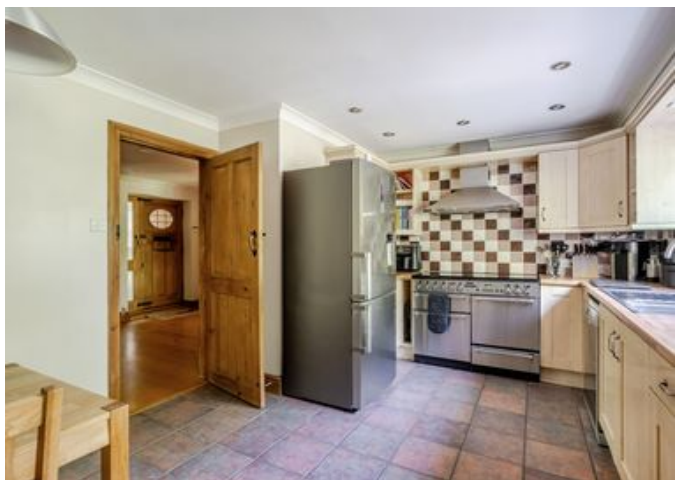
4  3  3 

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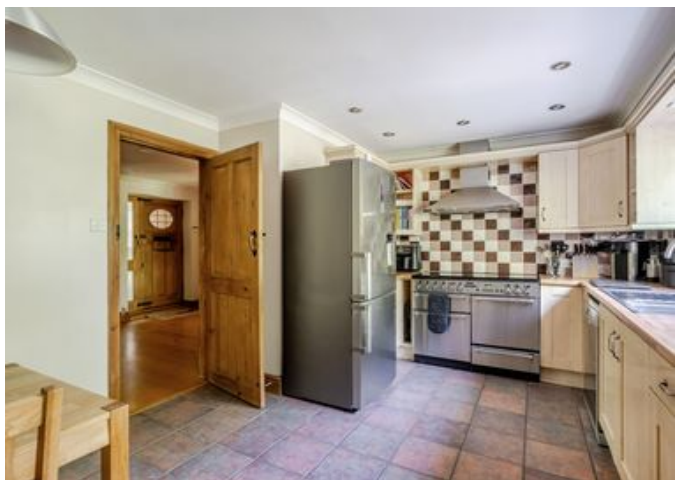
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## Description

Hermitage Road is well-proportioned detached four bedroom family home, built with modern architecture in Kenley. Hermitage Road is a spacious and well-proportioned detached family home, designed with modern architecture and finished to a high standard throughout, complemented by a tasteful neutral décor. The property opens into a welcoming entrance hall, leading to a separate dining room and a dedicated study, ideal for home working. A standout feature is the impressive sunken living room, offering increased ceiling height and creating a superb space for both relaxing and entertaining. This is complemented by a well-appointed kitchen/breakfast room, fitted with a range of units and generous work surfaces. A separate utility room adds practicality and provides direct access to the rear garden and decked veranda, seamlessly blending indoor and outdoor living. The ground floor is further enhanced by a downstairs WC and an integral double garage. Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from built-in storage and a private en-suite bathroom, while the second bedroom also enjoys its own en-suite shower room. Two further bedrooms are served by a modern family bathroom, completing the accommodation. Externally, the home is set within an impressive wrap-around garden, offering excellent privacy and a tranquil setting. The grounds are mainly laid to lawn, complemented by mature trees, established hedging and well-stocked borders, creating a secluded and picturesque environment. The decked veranda provides an ideal space for outdoor dining and entertaining, effortlessly linking the interior living space with the garden. To the front, a private driveway provides ample off-street parking for three to four vehicles and leads to the integral double garage, enhancing both practicality and kerb appeal. Situation Hermitage Road, a quiet tree-lined loop joining Kenley Lane near the station, and again at the top leading onto Kenley Common. Only a few minutes from the railway station and access onto the A22. The development is located about 0.5 miles from Kenley Station in Zone 6. From here, there are direct rail services to London Victoria (37 mins), London Bridge (35 mins) and Caterham (12 mins). Purley is 1.3 miles away and has fast direct train services to London Bridge (22 mins), Victoria (28 mins) and Gatwick Airport (27 mins). The town centres of Coulsdon, Caterham, and Purley are nearby and offer a range of supermarkets, including Waitrose, Sainsbury's, and Tesco, alongside a variety of local shops. There is a vast amount of open and green space nearby offering something for everyone; wildlife enthusiasts, walkers and dog walkers. Kenley Common, a 56-hectare expanse of open space within the North Downs Natural Area and a designated Nature Conservation site. Nearby you will also find Hawkhurst Wood and Kenley Aerodrome. As well as the ample green space to explore for outdoor pursuits, walking, cycling, horse riding, there are numerous golf courses spread across the North Downs area with the Purley Downs, Coulsdon Manor and Surrey National Golf Course being the closest to Hermitage Road. Property Ref Number: HAM-64522



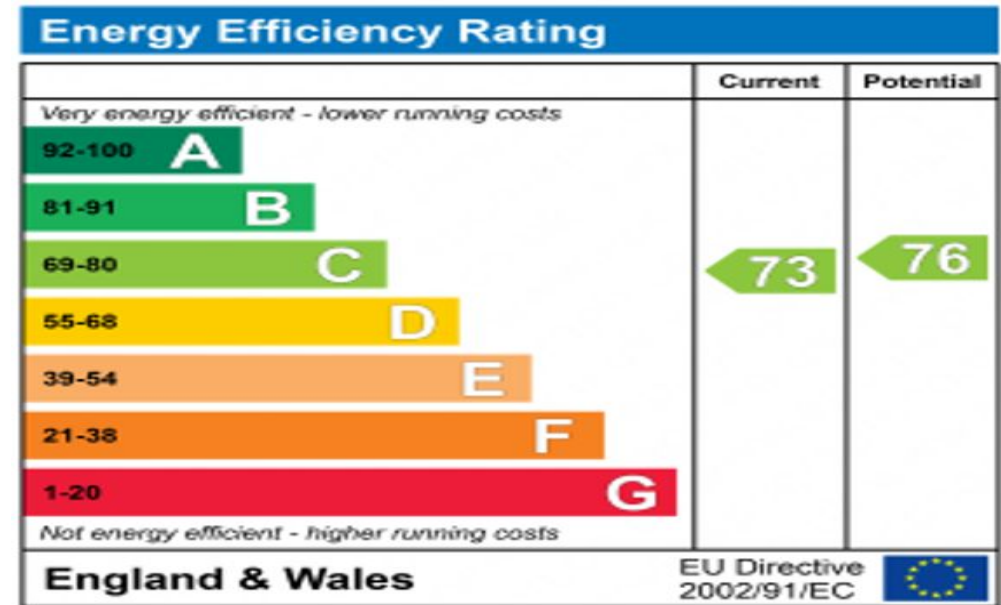












# Floor plan

Approximate Area = 1649 sq ft / 153.1 sq m  
Garage = 278 sq ft / 25.8 sq m  
Total = 1927 sq ft / 178.9 sq m  
For identification only - Not to scale

1812201 - Living Height  
= Reduced headroom below 1.5m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

# Location



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