



RAYNERS
TOWN & COUNTRY

CUMNOR RISE
KENLEY, SURREY, CR8 5EH

4 CUMNOR RISE

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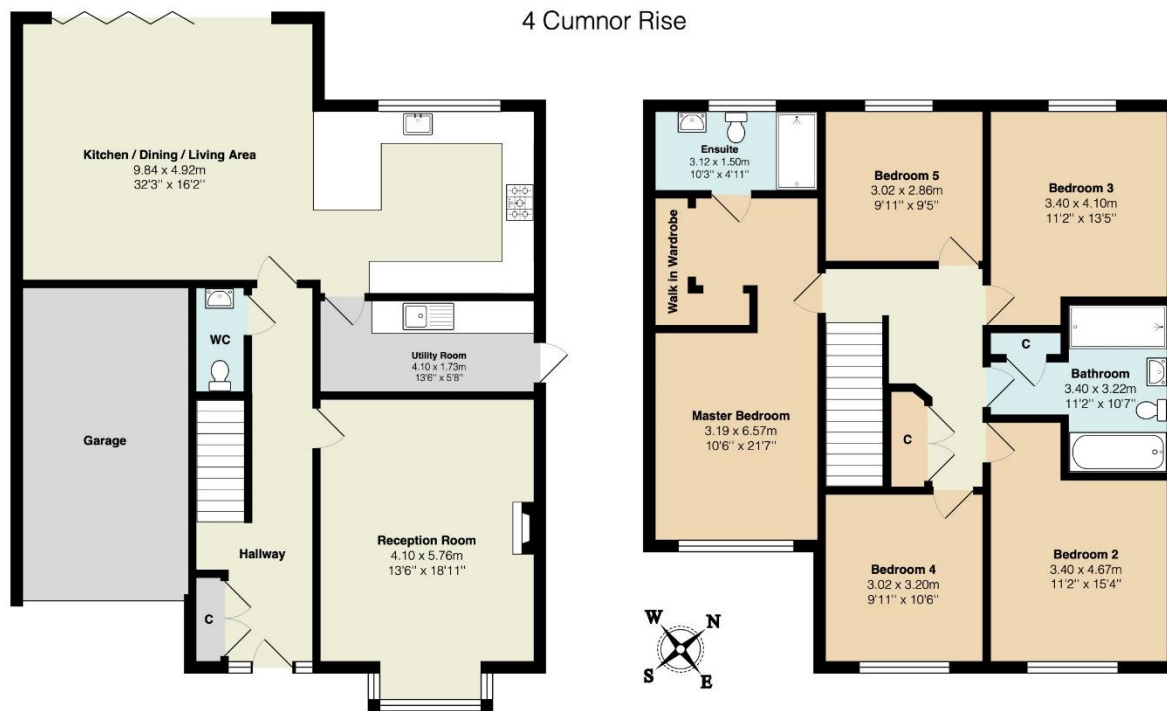
OFFERS IN EXCESS OF £1,000,000

Rayners are delighted to present to the market this attractive and spacious five bedroom, detached house built in 2018 and situated in a cul-de-sac location in a sought after area off a private road in Kenley. In our opinion this offers a perfect family house with ample accommodation to include a fantastic, open plan kitchen/dining/family room with underfloor heating and range of integrated appliances and bifold doors to the garden. Additionally there is a separate utility room, downstairs cloakroom and a large living room with feature fireplace and wood burning stove. The first floor provides a spacious landing area, magnificent master suite with dressing room and en-suite facilities as well as four further double bedrooms and a family bathroom. There is a good size garage and driveway parking to the front of the property. To the rear is a level, enclosed garden with patio area.

The property is located in a cul-de-sac location in a sought after area. There are several stations close by providing links to Victoria and London Bridge in just over half an hour together with easy access to the M25/M23 and the wider motorway network. Kenley is close to beautiful open countryside yet is well located for a wide range of amenities, pubs, eateries and recreational facilities, as well as being in the catchment of several highly regarded local schools.







Total Area: 207.0 m² ... 2228 ft²

All measurements are approximate and for display purposes only



Tenure: Freehold
Local Authority: Croydon Council
Council Tax Band: G
EPC Rating: B
Private Road charge please ask for details

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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