



7 Langham Dene,  
Kenley,  
CR8 5BX

Guide price of £800,000



4/5



2



4

Robert  
Leech.



# 7 Langham Dene, Kenley, CR8 5BX

Offering close to 2,000 sq ft of accommodation over two floors this stunning 4/5 detached family home is ideally located on a popular cul de sac within 1 mile of Kenley station. On the ground floor to the right there is a useful office ideal for home working. There are two further reception rooms, a conservatory, dining room and kitchen with utility room to the side. The ground floor offers flexible accommodation and could be modified for a families needs if required.

On the first floor there are four double bedrooms one with en suite which leads to a further upstairs office.

The property sits in a lovely position towards the end of the cul de sac offering privacy and benefiting from a lovely south facing garden. To the front there is ample off street parking and a garage.



0.9 miles  
Kenley



14.2 miles  
Gatwick  
Airport



0.9 miles  
Kenley Mainline  
Station

- 4/5 bedroom detached home
- Freehold
- Located in a popular cul de sac
- South facing garden
- Integrated garage
- Within 1 mile of Kenley station
- Living space 1,966 sq ft
- Off street parking for several cars
- Council Tax band G (£3276.11)
- London Borough of Croydon Council



OXTED  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LINGFIELD  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



## LOCATION AND TRAVEL

Tucked away in an enviable position in a quiet residential cul de sac and close to Kenley station. Nearby is the conservation area of Kenley Common and there are local shops at Caterham on the Hill, including a Tesco store at the Village, health centre, library, restaurants and pubs. Caterham Valley has a wider range of shops including two supermarkets. The motorway network can be accessed via the M25 (J6) at Godstone. Whyteleafe South Station is 1.2 miles and Upper Warlingham Station (Zone 6) is 1.7 miles and both offer direct train services to London Bridge and London Victoria in 30-43 minutes.



## FAQ'S

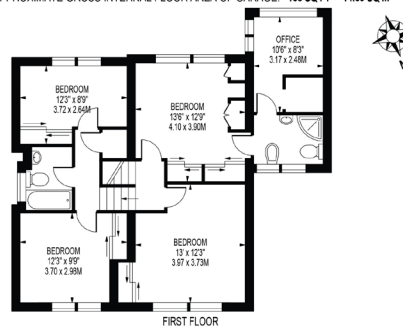
- Built 1969
- Purchased 1997
- London Borough of Croydon Council
- Council Tax Band G (£3,276pa)
- Maintenance of boundaries split 50/50 with neighbours
- Mains gas
- Warm air central heating
- Electrics reviewed in 2021
- Loft is boarded with power
- Mains sewerage
- Alarm and security lighting to front and rear





**LANGHAM DENE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1966 SQ FT - 182.64 SQ M  
 (EXCLUDING GARAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 188 SQ FT - 14.69 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
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