



Keston BR2
£375,000

Description:

If you are looking for a pretty, period cottage in a semi rural location then this property is ideal. Located on the borders of Keston Common and Hayes is this delightful, semi detached flint cottage with the benefit of an upstairs bathroom and cloakroom downstairs, plus parking to the rear.

Built in the mid 19th century, this well presented property comprises, to the ground floor, sitting room with working period fireplace and a separate dining room, both with wood flooring. The kitchen has white wall and base units, a Stoves double oven and gas hob plus space for a fridge/freezer and dishwasher. The property has been slightly extended to provide a downstairs cloakroom/utility area with plumbing for washing machine and a stable door leading to the garden.

Upstairs, there are two double bedrooms, one with a fireplace and the other with an en-suite bathroom, including period style white furniture and rain shower over bath.

To the rear of the property is a secluded courtyard garden with shed and a gate leading to the parking area and heathland and woods for the use of the residents.

An internal viewing comes highly recommended.



Directions: From our office in Locksbottom proceed along Crofton Road to the traffic lights at Chapter One (A21). Turn right and bear immediate left into Croydon Road. Proceed straight across the traffic lights at the Keston Mark, pass the turning on the right into Five Elms Road and the cottage will be found on the right hand side just before the next traffic lights.

Tenure: Freehold

Council Tax Band: D

Local Authority: London Borough of Bromley



Room Dimensions:

Living Room	11'2 x 11'
Dining Room	12'2 x 11'
Kitchen	12'4 x 8'1
Utility area	
Cloakroom	
First Floor	
Bedroom One	11'1 x 8'8
Bathroom	8'4 x 7'4
Bedroom Two	11'1 x 11'
Outside	
Courtyard Garden	
Allocated Parking to rear	

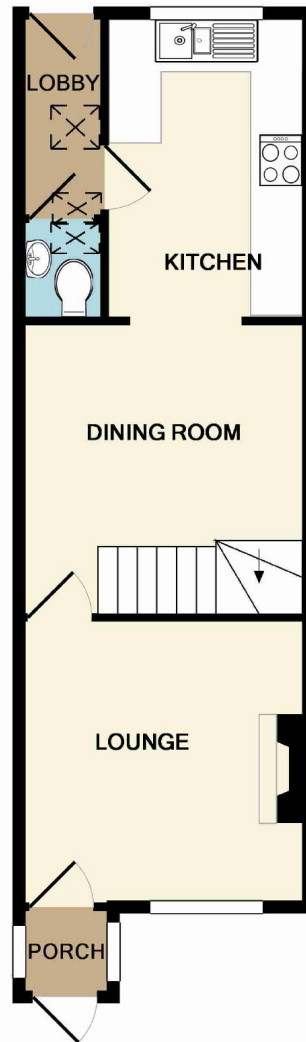


Please refer to www.jdmestateagents.com to see our full Area Guides.

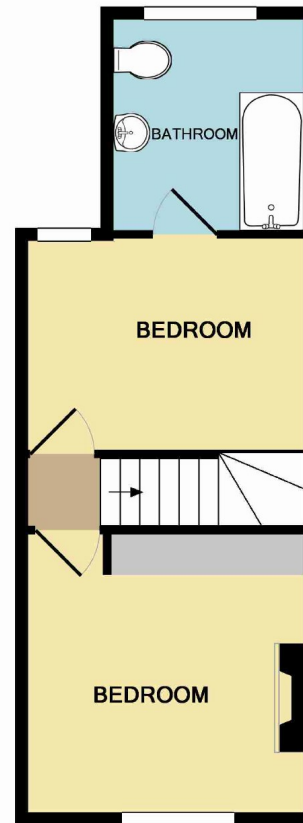
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please contact the branch for a complete copy of the EPC document





GROUND FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Locksbottom

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