



Bromley BR2  
£665,000

**jdm**  
ESTATE AGENTS

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**Description:**

Situated on the borders of Keston and within walking distance of Ravenswood School is this simply stunning three/four bedroom detached house. Having undergone an extensive programme of refurbishment by its present owners, this property certainly has the wow factor. Ideal for those looking for contemporary open plan living and/or for those looking for a property where a relative could have their own facilities downstairs. The property comprises entrance lobby, breathtaking living area with limestone fireplace and patio doors to the garden, a dining area that leads to a further seating/TV area, a well appointed kitchen with Shaker style units and granite work surfaces and integrated appliances including dishwasher, fridge freezer, microwave oven and wine cooler. Surround sound speakers are wired in to provide music to all open plan areas. There is a modern ground floor shower room with rain shower and sensor lights. The adjacent garden room is currently used as an office but could be used as a fourth bedroom. The integral garage has a utility area for washing machine etc.

To the first floor there are three double bedrooms, the master having double aspect windows, mirrored wardrobes and built-in cupboard. There are two further double bedrooms, one with built-in cupboard, and a modern family bathroom. The house has been decorated to an impeccably high standard throughout and all rooms include plantation shutters at the windows.

To the rear of the property there is a manageable garden with patio area and electronic sun canopy. The front has a carriage driveway that can accommodate up to four cars. This truly impressive house needs to be viewed internally to appreciate the quality and size of the accommodation.

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**Directions:** From our Locksbottom office turn left into Crofton Road. At the traffic lights turn right and immediately bear left into Croydon Road. At the next set of traffic lights (Keston Mark) turn right into Oakley Road.

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Lobby	8'3 x 6'4
Living Area/Dining Room	28'6 x 19'9
Family Area	12'11 x 10'6
Dining Area	12' x 9'2
Kitchen	14'7 x 10'6
Downstairs Shower Room	6'1x 5'10
Bedroom Four/Garden Room	13'5 x 6'9
First Floor	
Master Bedroom	13'4 x 12'11
Bedroom Two	12'10 x 9'11
Bedroom Three	10'3 x 9'3
Bathroom	9' x 5'11
Garage	14'7 x' 8'6
Garden	40' approx.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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



TOTAL APPROX. FLOOR AREA 1615 SQ.FT. (150.0 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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