



Keston BR2
£775,000

jdm
ESTATE AGENTS

Description:

Backing onto Keston Park is this delightful, 3/4 bedroom detached cottage on a wide plot, with scope to extend subject to gaining planning consents. Ideally situated for Locksbottom High Street and schools such as Ravenswood and Darrick Wood which are nearby.

To the ground floor, the property comprises a large square hallway with brick fireplace. Reception room one is to the front and is currently being used as a living room. Reception room two is of a good size measuring just over 21' with patio doors to the rear. There is also a study and a downstairs cloakroom. There is a large kitchen/ breakfast room with country style units, Neff double oven and a central island. Patio doors lead out to the secluded southerly facing garden.

Upstairs, there is a master suite with bedroom leading to dressing room (that could be converted into another bedroom if required), a walk-in wardrobe and large en-suite bathroom. There are two further double bedrooms, one with fitted wardrobes and a family bathroom with separate shower.

To the rear of the property is the aforementioned garden measuring 80' approx and to the front there is a driveway with ample parking for several cars and a detached double garage.



Directions: From our Locksbottom office turn left onto Crofton Road. At the traffic lights turn right and immediate left into Croydon Road. Elm Cottage will be found on the left hand side just past the entrance into Forest Drive, Keston Park.

Tenure: Freehold

Council Tax Band: G

Local Authority: London Borough of Bromley



Room Dimensions:

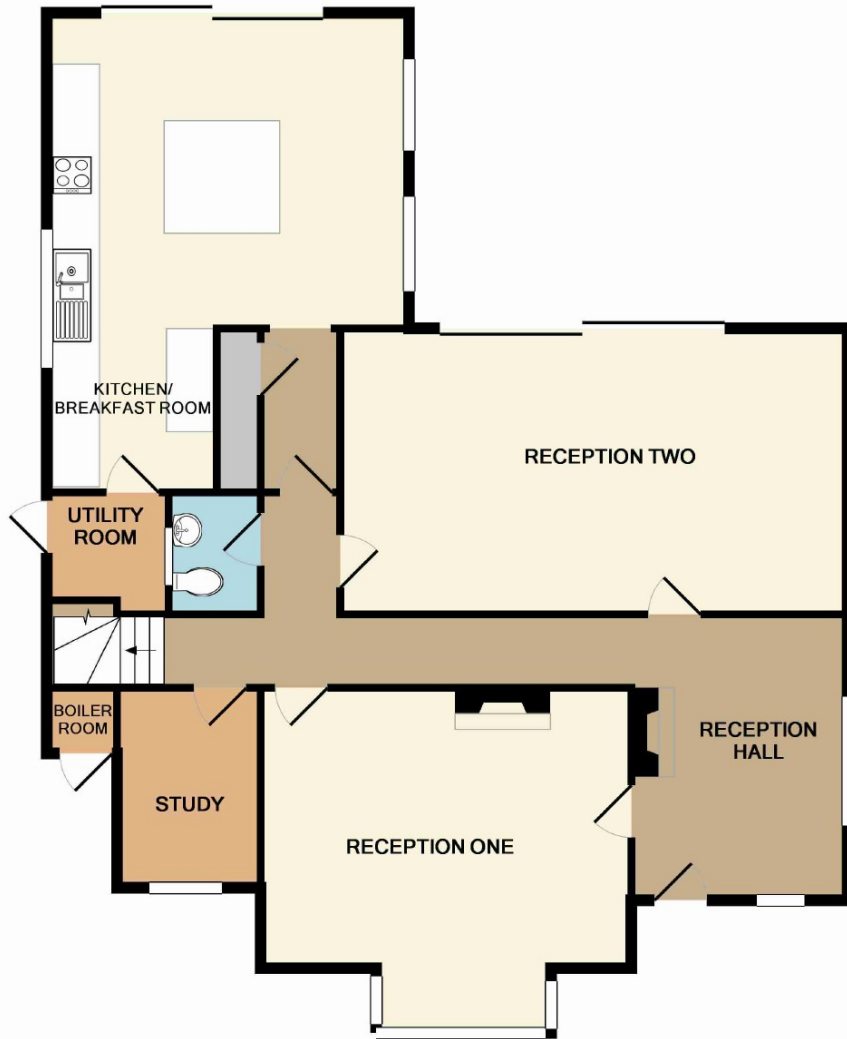
Entrance Hall	12'8 x 9'3
Inner Hallway	3'4'5
Reception One	15'6 x 14'1 into bay
Reception Two	21'3 x 12'
Study	8'8 x 5'11
Kitchen/Breakfast Room	20'1 max x 15'10
Utility Room	
First Floor Landing	
Master Bedroom	20'2 x 10'2
En-suite	
Dressing Room	11' x 10'2
Walk-in Wardrobe	6'3 x 5'4
Bedroom Two	14'1 x 11'2
Bedroom Three	13'7 x 11'1
Family Bathroom	9'9 x 9'2
Outside	
Garden	Approx. 80'
Detached Double Garage	



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		52	72
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR
APPROX. FLOOR
AREA 1053 SQ.FT.
(97.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 875 SQ.FT.
(81.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1928 SQ.FT. (179.1 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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