



Keston Park, Keston BR2
£1,300,000

Description:

Offered CHAIN FREE. This immaculately presented, five bedroom, Georgian style detached property is located in the very sought after Keston Park Estate. Situated in a quiet close of similar properties, built in the mid 1970's, this property has been occupied by its present owners for 26 years.

The accommodation flows nicely and comprises a vestibule with double doors leading to a square inner hallway. There are three reception rooms to the ground floor, the study is presently used as a TV room, a large drawing room with feature fireplace and double doors leading to a dining/sitting room overlooking the rear garden. The kitchen/breakfast room has cream shaker style units with a matching island and dresser. There is a Lacanche range style oven, a porcelain butler sink and granite work surfaces. The kitchen leads to a utility room with space and plumbing for an american style fridge/freezer, space for a washing machine and there is a downstairs cloakroom.

To the first floor, there are five bedrooms, the master has built-in wardrobes and an en-suite shower room. The other four bedrooms are all doubles. The family bathroom is a good size with a Victorian style suite, roll top bath and a separate shower.

To the rear of the property is the southerly facing garden measuring approximately 65' in width x 45' in length, with a brick built shed, patio areas and a courtyard/boat park to the side. There is a double garage with electric up and over door to the front and another single garage door to the rear to provide access to the rear to park a vehicle or boat. To the front is a carriage driveway providing parking for several cars. Viewing comes highly recommended.

Directions: From our office in Crofton Road, Locksbottom proceed to the traffic lights at A21. Turn right and bear immediate left into Croydon Road. Take the fifth turning on the left into Longdon Wood and Mark Close is the first turning on the right hand side.

Tenure: Freehold

Council Tax Band: G

Local Authority: London Borough of Bromley



Room Dimensions:

Vestibule	
Inner Hallway	11'8 x 7'10
Reception	12' x 8'11
Reception	21'2 x 13'11
Dining Room	17'4 x 12'11
Kitchen/Breakfast Room	16'11 x 12'11
Utility Room	11'7 x 8'8
Cloakroom	6'10 x 5'1
First Floor Landing	
Master Bedroom	15'4 x 12'11
En-suite Shower Room	10'1 x 5'10
Bedroom Two	11'11 x 11'7
Bedroom Three	12'11max x 9'10
Bedroom Four	12' x 8'9
Bedroom Five	11'7 x 7'10
Bathroom	12'7 x 6'6
Outside	
Rear Garden	Approx. 80' x 60' wide
Double Garage	



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(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 1428 SQ.FT.
(132.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 996 SQ.FT.
(92.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2424 SQ.FT. (225.2 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
Made with Metropix ©2015

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

Alexandre House, 399 Crofton Road, Locksbottom, Kent BR6 8NL

01689 880 440

e locks@jdmonline.com



jdm
ESTATE AGENTS