



Keston BR2  
£1,795,000

**jdm**  
ESTATE AGENTS

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**Description:**

Offered CHAIN FREE. Ideally located in the heart of Keston Village, in a quiet cul de sac of similar properties, is this six bedroom Georgian style house with five reception rooms and an indoor swimming pool.

The extensive accommodation comprises spacious entrance hall with elegant staircase leading to the first floor, downstairs cloakroom, study, a double aspect sitting room with double doors onto the rear terrace and an inset limestone fireplace. Double doors lead into the dining room that overlooks the swimming pool as does the spacious family room and adjoining garden room.

A particular feature of the property is the stunning kitchen/breakfast room comprising an extensive range of wall and base units including an island unit with granite worksurfaces and a full range of integrated appliances. The utility room has access to the double garage that is currently being utilised as a gym. The indoor swimming pool allows interaction with the house and garden.

Upstairs, there are five bedrooms all of which benefit from air conditioning, one of them having an en-suite shower room. There is a separate family bathroom. To the second floor is the master suite with views over the rear garden, dressing area, fitted wardrobes and a well appointed en-suite shower room.

To the rear is a secluded garden, well stocked with a range of evergreen, herbaceous beds and mature trees, a patio and central steps leading to an area of lawn. This impressive property is approached by a brick block driveway with ample parking.



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**Directions:** From our Locksbottom office turn left onto Crofton Rd. At traffic lights turn right and bear immediate left into Croydon Rd. Proceed straight across next lights and take 4th left into Commonsidge. At mini-roundabout turn left into Heathfield Rd and 3rd left into Greys Park Close. Regents Drive is on the right hand side.

**Tenure:** Freehold

**Council Tax Band:** H

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Cloakroom	
Sitting Room	24'5 x 13'9
Dining Room	14'7 x 12'10
Family Room	13'10 x 9'1
Kitchen/Breakfast Room	25'6 x 23'10
Games Room	29'2 x 18'4
Garden Room	13' x 8'10
Indoor Pool	20'8 x 11'5
First Floor Landing	
Bedroom Two	13'10 x 13'3
Dressing Area + En-suite	
Bedroom Three	13'10 x 12'10
Bedroom Four	13'10 x 8'10
Bedroom Five	11'7 x 8'7
Bedroom Six/Study	
Family Bathroom	
Second Floor	
Master Suite	22'1 x 11'2
Dressing Area + En-suite	
Double Garage	18'6 x 16'1
Rear Garden	80' x 60' wide

Please refer to [www.jdmestategents.com](http://www.jdmestategents.com) to see our full Area Guides.

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>	68	72
(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





# Floorplan to Follow

#### 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

✉ locks@jdmonline.com



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