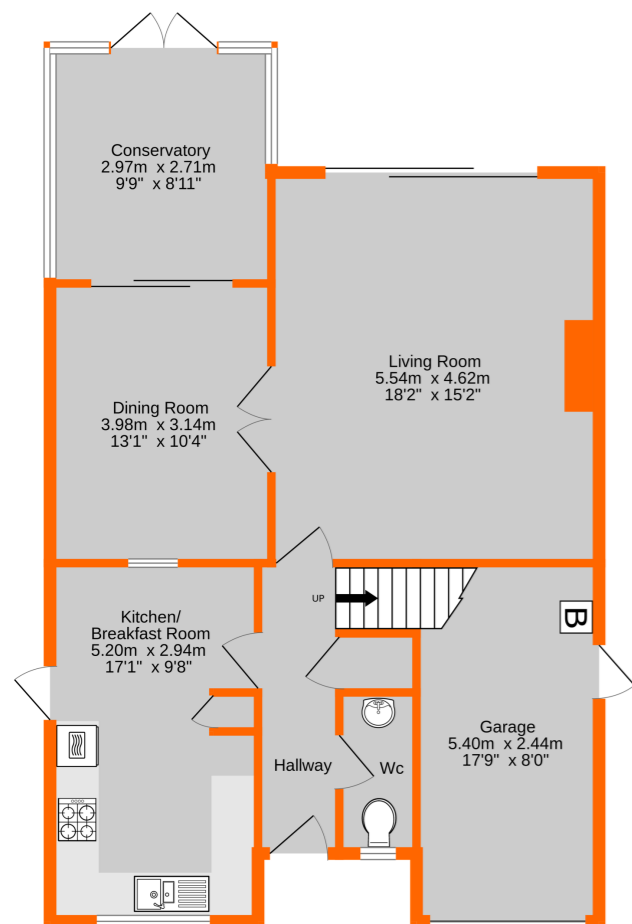
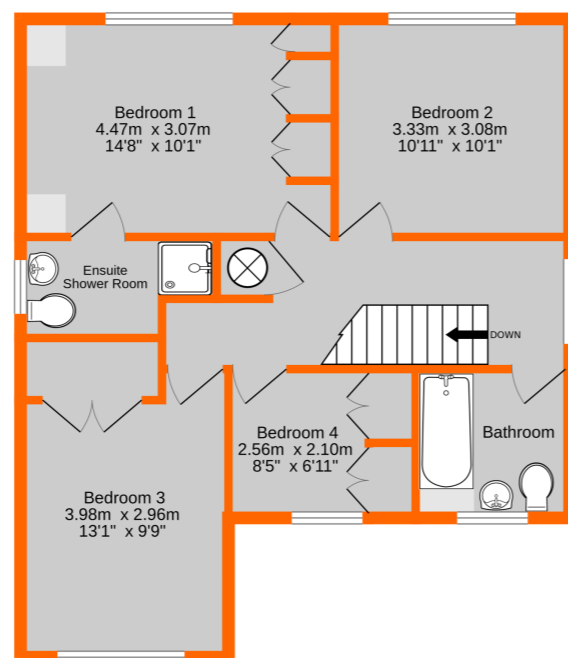


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
72.4 sq.m. (779 sq.ft.) approx.



1st Floor  
60.8 sq.m. (655 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area  
 TOTAL FLOOR AREA : 133.2 sq.m. (1434 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



Viewing by appointment with our West Wickham Office - 020 8460 7252

Lelant, 44 Heathfield Road, Keston, Kent BR2 6BE

Chain Free £865,000 Freehold

- Four Bedroom Detached Home.
- Heart of Popular Keston Village.
- Generous 18' 2" x 15' 2" Living Room.
- Dining Room & Conservatory.
- 17' 1" Kitchen/breakfast Room.
- Bathroom & En Suite Shower Room.
- South West Facing Garden.
- Short Walk Hayes & Keston Common.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## Lelant, 44 Heathfield Road, Keston, Kent BR2 6BE

CHAIN FREE four bedroom detached house in the HEART of KESTON VILLAGE (being a Conservation Area), with it's coffee shops, two pubs and locals shops. KESTON PRIMARY School is off lakes Road. Keston Common with Keston Ponds off Fish Ponds Road and Hayes Common off Commonside being within walking distance. The SOUGHT AFTER HAYES Secondary School is off Baston Road. Generous 18' 2" x 15' 2" living room and dining room with double glazed patio doors to the double glazed conservatory. Cloakroom and 17' 1" x 9' 8" kitchen/breakfast room, which has plenty of space for a breakfast table. Main bedroom with mirror fronted fitted wardrobes and an en suite shower room and family bathroom off the landing. Gas fired heating with radiators via a Glow Worm boiler to the garage. Crazy paved hardstanding for three vehicles to the front and 42' x 36' south west facing rear garden with paved terrace, lawn, shrubs and trees. Some modernisation required including replacing the single glazed wooden windows with double glazing.

### Location

This property is in the section of Heathfield Road between Heathfield Close and Leafy Grove. Keston Village provides two pubs, a few shops, coffee shops and Keston Primary School off Lakes Road. Hayes Common can be accessed off Commonside. Keston Common and Keston Ponds off Fish Ponds Road are within walking distance. Bus services pass along Heathfield Road. Hayes Station and shops in Station Approach are about 1.7 miles away. Other local schools include the sought after Hayes Secondary School, Ravenswood Secondary School and Wickham Common Primary School. Bromley High Street and Bromley South Station is about 3 miles away with fast (about 18 minutes) and frequent services to London.



### Ground Floor

#### Entrance

Via covered porch with quarry tiled floor and front door to

#### Hallway

4.12m x 1.26m (13' 6" x 4' 2") Radiator, coat cupboard, coving, staircase to first floor

#### Cloakroom

1.97m x 0.87m (6' 6" x 2' 10") Leaded light front window, tiled walls, cream low level w.c. and wash basin, radiator

#### Living Room

5.54m x 4.62m into alcoves (18' 2" x 15' 2") Brick fireplace extending as shelves either side, two radiators, coving, double glazed patio doors to rear, glazed double doors to:

#### Dining Room

3.98m x 3.14m (13' 1" x 10' 4") Coving, radiator, serving hatch to kitchen, double glazed patio doors to conservatory

#### Conservatory

2.97m x 2.71m (9' 9" x 8' 11") Radiator, tiled floor, double glazed windows to three sides and double glazed doors to rear, polycarbonate roof

#### Kitchen/Breakfast Room

5.2m x 2.94m (17' 1" x 9' 8") Leaded light front window, appointed with cream fronted wall and base units and drawers, granite covered work surface and upstand, Franke stainless steel 1½ sink and drainer with a chrome mixer tap, space for upright fridge/freezer, plumbing and space for washing machine and dishwasher, stainless steel Logik 4-ring gas hob with a Hotpoint extractor unit above, Hisense electric double oven, tall storage unit with two doors, radiator, side door, space for breakfast table

### First Floor

#### Landing

Side window, airing cupboard housing hot water tank, access to loft, coving

#### Bedroom 1

4.47m x 3.07m (14' 8" x 10' 1") Rear window, mirror fronted fitted wardrobe, radiator, coving, two bedside tables, door to

#### En Suite Shower Room

2.54m reducing to 1.76m (5' 9") x 1.35m (8' 4" x 4' 5") Side window, champagne coloured low level wc and wash basin with cupboard beneath, tiled walls, tiled shower with chrome shower and glass door, champagne coloured shower tray, radiator

#### Bedroom 2

3.33m x 3.08m (10' 11" x 10' 1") Rear window, radiator

#### Bedroom 3

3.98m plus built in wardrobe x 2.96m (13' 1" x 9' 9") Leaded light front window, built in double wardrobe, radiator

#### Bedroom 4

2.56m including wardrobe x 2.10m (8' 5" x 6' 11") Leaded light front window, radiator, two double wardrobes

#### Bathroom

2.09m x 2.09m (6' 10" x 6' 10") White low level wc, coloured pedestal wash basin and white bath with a chrome mixer tap/hand shower, tiled walls, leaded light front window, radiator

### Outside

#### Front Garden

Crazy paved parking for three cars and leading to the garage

#### Rear Garden

12.90m x 11.12m (42' x 36') paved terrace, lawn, shrubs and trees, paved side access with gate to front, fig tree

#### Garage

5.4m x 2.44m (17' 9" x 8' 0") Glow Worm wall mounted boiler, part glazed side door, up and over door, consumer unit, light, water tap, power point

### Additional Information

#### Council Tax

London Borough of Bromley - Band G. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

For coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)