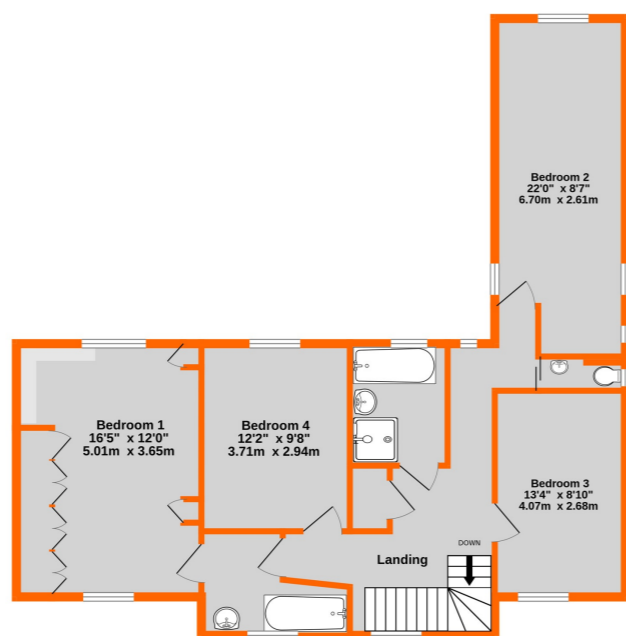
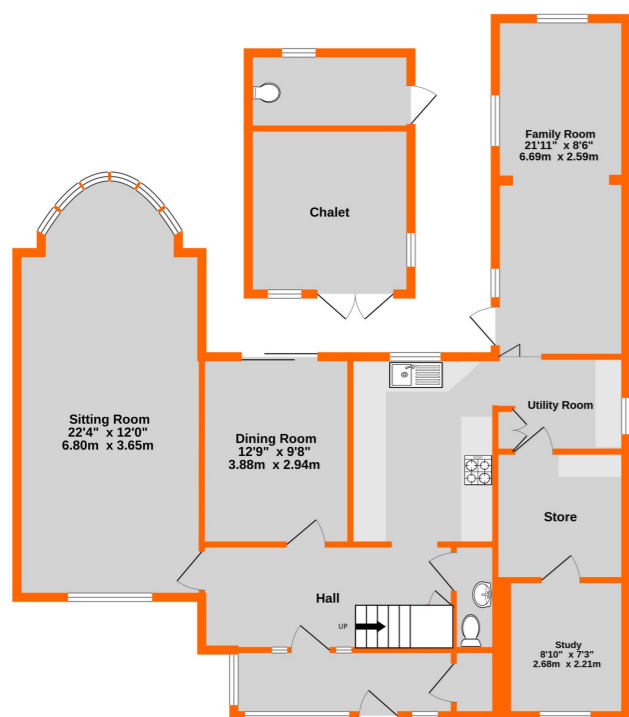


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2045sq.ft. (190.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.
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 For further details please visit our website - www.proctors.london



Viewing by appointment with our Park Langley Office - 020 8658 5588

23 Kenwood Drive, Beckenham BR3 6QX

£1,300,000 Freehold

- Impressive detached family house
- Fabulous 10.8m heated swimming pool
- Three reception rooms plus study
- Four good bedrooms and two bathrooms
- Outstanding plot on popular road
- Plenty of parking and garden chalet
- Fitted kitchen and separate utility room
- Possible scope to create an annexe

23 Kenwood Drive, Beckenham BR3 6QX

If garden size and accommodation are priorities, this impressive detached property occupies one of the best plots on this sought after road, with little passing traffic. The large sunny garden makes the best of the south westerly aspect with 10.8m/35ft HEATED SWIMMING POOL, perfect to enjoy the summer outdoors with family and friends. Possible scope for further extension, subject to planning permission and other necessary consents, or to reconfigure parts of the accommodation as required but, alternatively, buyers can simply take advantage of three fine reception rooms arranged across the ground floor along with fitted kitchen, utility room and study. Large family bathroom and four good size bedrooms including main bedroom suite with bathroom accessed from landing.

Location

Kenwood Drive is a delightful no-through road, off Hayes Lane, not far from the popular Park Langley shops with a Tesco Express by the roundabout and gate to Kelsey Park located just beyond the shops on Wickham Road. The Langley Park Schools are less than a mile away and Beckenham High Street is about a mile and a quarter, providing a good range of shops, restaurants and other amenities. Shortlands station is about a mile away with trains to Victoria/Blackfriars and Bromley Souths whilst Beckenham Junction has trains to Victoria and the City along with trams to Croydon and Wimbledon.



Ground Floor

Enclosed Porch

4.33m x 1.13m (14'2" x 3'8") double glazed with radiator and coat cupboard

Entrance Hall

5.02m x 2.26m max (16'6" x 7'5") includes cupboards beneath stairs, radiator, double glazed panels beside front door

Cloakroom

low level wc, wash basin, tiled walls, radiator

Kitchen

3.71m x 2.87m (12'2" x 9'5") base cupboards and drawers including deep pan drawers beneath work surfaces plus Neff integrated dishwasher, inset 1½ bowl single drainer stainless steel sink with mixer tap, stainless steel Neff cooker hood above 4-ring gas hob, wall cupboards, integrated fridge/freezer beside Neff electric oven and combination microwave, tiled floor, electric radiator, double glazed window to rear

Utility Room

2.49m x 1.88m (8'2" x 6'2") work surface with cupboard beneath plus space for washing machine and tumble dryer, window to side

Storage Room

2.58m x 2.55m (8'6" x 8'4") Worcester wall mounted gas boiler, water softener, space for American style fridge/freezer and also for additional washing machine and tumble dryer, wall unit, mezzanine storage

Study

2.68m x 2.21m (8'10" x 7'3") double glazed window to front

Family Room

6.69m x 2.59m (21'11" x 8'6") two radiators, double glazed windows to side and rear plus door to terrace

Dining Room

3.88m x 2.94m (12'9" x 9'8") radiator, double glazed patio door to terrace

Sitting Room

6.8m max x 3.65m max (22'4" x 12'0") two radiators, double glazed window to front and deep bay with double glazed bay windows overlooking garden

First Floor

Landing

3.97m max x 3.42m max (13'0" x 11'3") includes stairs and large airing cupboard with insulated hot water cylinder, double glazed window to front above stairs, additional area with radiator and double glazed window to rear

Bedroom 1

5.01m x 3.65m (16'5" x 12'0") includes range of wardrobes to one wall plus matching drawer unit, dressing table and further wardrobes beside recess for bed with bedside units, two radiators, double glazed windows to front, rear and side

En Suite Bathroom

2.75m max x 2.06m max (9'0" x 6'9") white panelled bath with mixer tap, pedestal wash basin, heated towel rail incorporating radiator, tiled walls, tiled floor, double glazed window to front

Bedroom 2

6.7m x 2.61m (22'0" x 8'7") two radiators, double glazed windows to rear and both sides

Separate WC

1.61m x 1.03m (5'3" x 3'5") low level suite, wash basin with cupboard beneath, tiled walls, radiator, double glazed window to side

Bedroom 3

4.07m x 2.68m (13'4" x 8'10") radiator, double glazed window to front

Bedroom 4

3.71m x 2.94m (12'2" x 9'8") radiator, double glazed window to rear

Bathroom

2.41m x 1.97m (7'11" x 6'6") Jacuzzi bath with mixer tap and shower attachment, walk-in shower with part hinged screen, wash basin with cupboard beneath, tiled walls with wall units, chrome heated towel rail, tiled floor, double glazed window to rear

Outside

Front Garden

extensive paved driveway providing ample parking

Rear Garden

about 41m max x 21.8m max (135ft x 71'6") plus chalet with composting area to rear, paved terrace enjoying best of the sunshine with south westerly aspect having path to area beside house with gate to front garden, water tap, useful shed and further store beside terrace with light and power, paved area/path beside lawn leading to HEATED SWIMMING POOL 10.8m x 4.9m (35ft x 16ft) with poolhouse for pump, filter and heating system, attractive borders with established trees and shrubs, further shed and and bar to terrace beside pool

Chalet

MAIN ROOM 3.28m x 3.22m (10'9" x 10'7") double doors to front and double glazed windows, light, power and provision for TV. SECOND ROOM 3.25m x 1.49m (10'8" x 4'11") with low level wc, wash basin with cupboard beneath, storage space and door to side

N.B.

secondary fence inset to garden but original fence marks the left boundary

Additional Information

Council Tax

London Borough of Bromley - Band G
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

