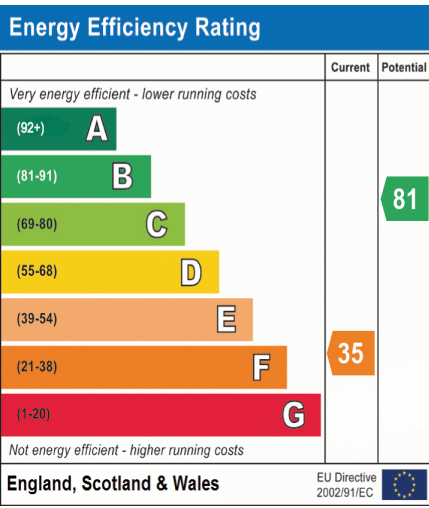
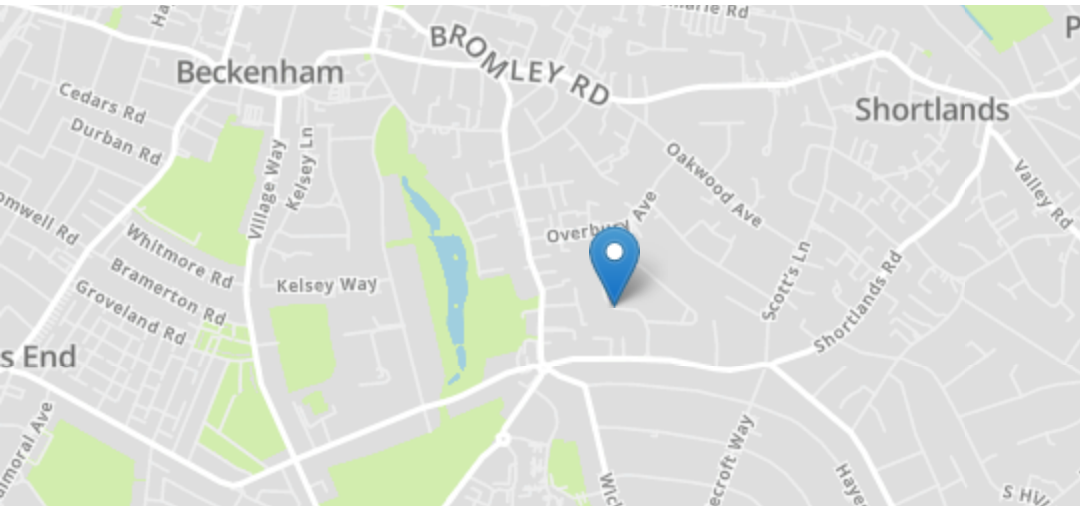
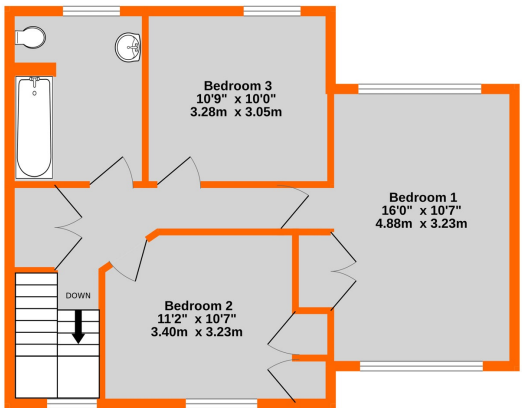
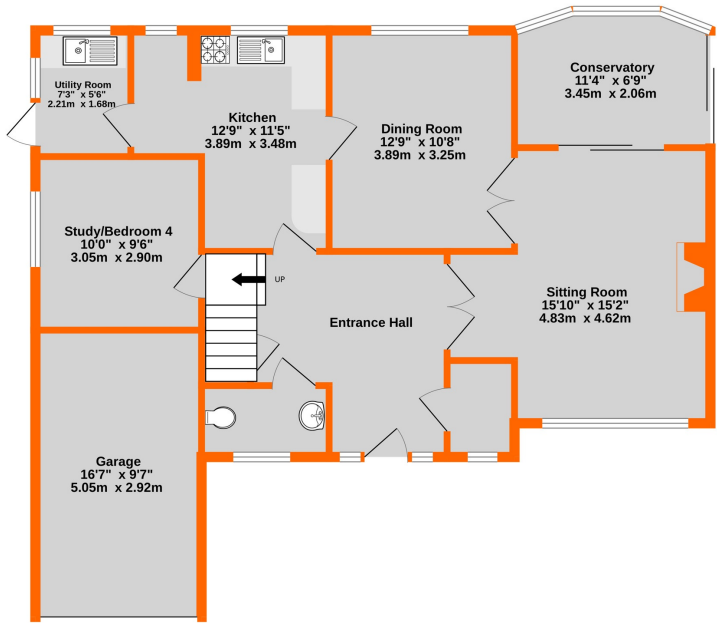




GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1705sq.ft. (158.4 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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George Proctor & Partners trading as Proctors

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

20 Kenwood Drive, Beckenham BR3 6QX
£1,025,000 Freehold

- Detached house in quiet location
- Three double bedrooms to first floor
- Attractive entrance hall with wood flooring
- Scope for modernisation and improvement
- South west facing rear garden
- Three reception rooms plus conservatory
- Kitchen plus separate utility room
- Garage and ample parking to front

www.proctors.london

20 Kenwood Drive, Beckenham BR3 6QX

A desirable plot with a wide frontage providing plenty of scope for extensions to create a larger footprint, subject to planning permission and other necessary consents. Currently the house offers a spacious entrance hall with attractive double doors to the sitting room, a dining room adjacent to the kitchen, giving the opportunity to create an open plan space, an original study behind the garage and, to compliment the ground floor space, there are three double bedrooms and a generous family bathroom. The rear garden has an appealing southerly aspect to enjoy the best of the sunshine and there is ample driveway parking to front.

Location

Kenwood Drive is a very popular no-through road off Hayes Lane, not far from the popular shops by the Park Langley roundabout where there is also a Tesco Express and a 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 away providing a good range of shops, restaurants and other amenities. Shortlands station is about a mile away with trains to Victoria/Blackfriars and Bromley South whilst from Beckenham Junction there are trains to Victoria and the City as well as trams to Croydon and Wimbledon.



Ground Floor

Porch

quarry tiled floor

Reception Hall

4.65m x 3.73m (15' 3" x 12' 3") to include staircase, oak front door, polished wood strip flooring, cupboard beneath stairs, double radiator, walk in coat cupboard with double glazed window, glazed doors to sitting room

Cloakroom

white low level wc, wash basin, wood strip flooring, half tiled walls, double glazed window to front

Sitting Room

4.83m x 4.62m max (15' 10" x 15' 2") Claygate fireplace with living flame gas fire (no in working order), polished wood strip flooring, double radiator beneath double glazed windows to front, double glazed doors to conservatory, double doors to

Dining Room

3.89m x 3.25m (12' 9" x 10' 8") double radiator, polished wood strip flooring, double glazed window overlooking garden

Conservatory

3.45m x 2.06m (11' 4" x 6' 9") full height double glazed windows with double glazed windows above overlooking garden

Study/Bedroom 4

3.05m x 2.90m (10' x 9' 6") radiator, door from hall, double glazed window to side

Kitchen

3.89m x 3.48m max (12' 9" x 11' 5") range of wall and base units, stainless steel sink unit with cupboards and drawers beneath, Creda double oven and ceramic hob with extractor over, plumbing for dishwasher, Potterton Kingfisher II gas fired boiler, radiator, recess providing space for fridge/freezer, part tiled walls , double glazed window overlooking garden

Utility Room

2.21m x 1.68m (7' 3" x 5' 6") stainless steel sink, space and plumbing for washing machine, work surfaces, further cupboard, ceramic tiled floor, double glazed windows and door to side

First Floor

L-Shaped Landing

with access to loft, radiator, double airing cupboard with lagged copper cylinder plus immersion heater, slatted shelves and storage cupboards above, double glazed window to front

Bedroom 1

4.88m x 3.23m (16' x 10' 7") plus door recess and built in wardrobe, double radiator, double glazed windows to front and rear

Bedroom 2

3.40m x 3.23m (11' 2" x 10' 7") plus two built in wardrobes with cupboards above, radiator beneath double glazed window to front

Bedroom 3

3.28m x 3.05m (10' 9" x 10') radiator beneath double glazed window to rear overlooking the garden

Large Bathroom

3.05m x 2.39m (10' x 7' 10") bath with mixer tap and shower attachment, pedestal wash basin, low level wc, chrome heated towel rail, radiator, half tiled walls, double glazed window

Outside

Front Garden

wide 22m (75ft) frontage with lawn areas and sweeping paved driveway with parking for several cars, small side garden

Garage

5.05m x 2.92m (16' 7" x 9' 7") up and over door, light and power, gas and electricity meters, door to side

Rear Garden

33m max length (110ft) narrowing to far end, raised paved terrace to rear of house with steps down to lawn enjoying the afternoon and evening sunshine

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