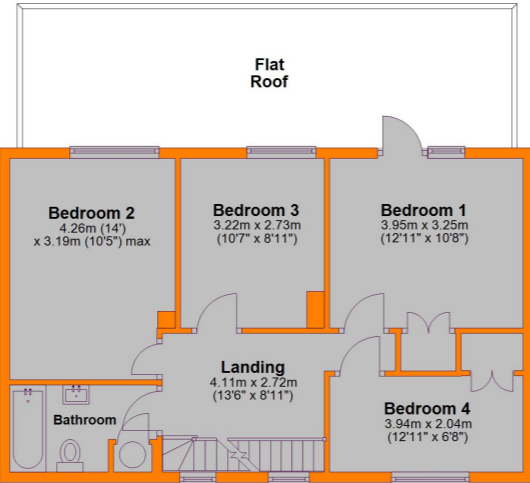


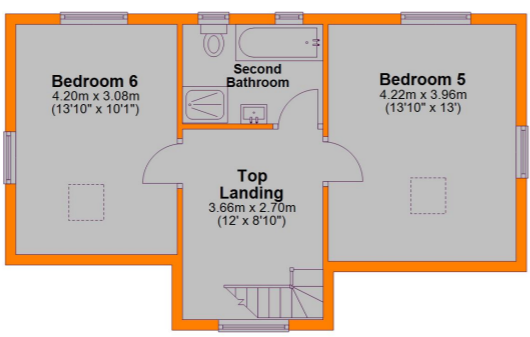
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



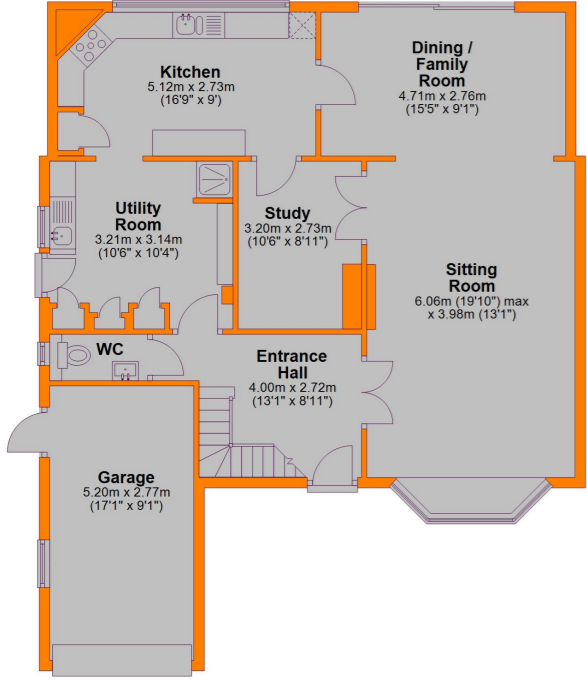
First Floor
 Approx. 59.0 sq. metres (635.3 sq. feet)



Second Floor
 Approx. 47.9 sq. metres (515.9 sq. feet)



Ground Floor
 Approx. 99.3 sq. metres (1069.3 sq. feet)



Total area: approx. 206.3 sq. metres (2220.4 sq. feet)

Total floor area includes garage. Measurements are approximate. Not to scale.

Plan produced using PlanUp.



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

78 Kenwood Drive, Beckenham BR3 6QZ
£1,250,000 Freehold

- Detached family home in popular location
- Ground floor extension and loft conversion
- Sitting room open to dining/family room
- Sunny and attractive south facing garden
- Particularly spacious living accommodation
- Generous six bedrooms and two bathrooms
- Large kitchen, utility room and study
- Sought after location with little traffic

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 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



78 Kenwood Drive, Beckenham BR3 6QZ

Overlooking a small open green, extended detached house offering well balanced accommodation with ground floor rear extension and loft conversion. Sunny rear garden enjoys southerly aspect and it should be noted the property is not overlooked at the front or rear. Conveniently situated for the Park Langley shops with little passing traffic and good local schools, the house offers ample space for a family with generous sitting room open plan to dining/family room and kitchen at rear plus large utility room with shower and good size study. SIX BEDROOMS including two bedrooms and second bathroom arranged on top floor off generous landing, currently accommodating a desk - Could easily provide a magnificent master suite. The house requires some updating but with the major cost of extension work already undertaken, buyers can make modifications and improvements to suit their own tastes.

Location

Kenwood Drive is a very popular no-through road off Hayes Lane about a mile from Shortlands station. 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. From Beckenham Junction there are trains to Victoria and the City as well as trams to Croydon and Wimbledon. Popular local shops and gates to Kelsey Park are located on Wickham Road, by the Park Langley roundabout where there is also a Tesco Express.



Ground Floor

Entrance Hall

4m x 2.72m (13'1" x 8'11") includes cupboard beneath stairs, parquet flooring, radiator

Cloakroom

1.86m x 0.83m (6'1" x 2'9") low level wc, wash basin, tiled walls, radiator, double glazed window to side

Sitting Room

6.06m x 3.98m (19'11" x 13'1") parquet flooring, two radiators, double glazed bay window to front with deep sill

Dining/Family Room

4.71m x 2.76m (15'5" x 9'1") radiator, double glazed sliding patio door to garden

Kitchen

5.12m x 2.73m (16'10" x 8'11") base cupboards and drawers plus integrated dishwasher and fridge beneath granite work surfaces, inset 1½ bowl single drainer stainless steel sink with mixer tap, stainless steel cooker hood above 5-burner gas hob with AEG electric oven beneath, wall tiling, built-in microwave, eye level cupboards, space for American fridge/freezer, large double glazed window overlooking garden

Study

3.2m x 2.73m (10'6" x 8'11") fitted bookshelves and base cupboards, parquet flooring, radiator, glazed double doors to sitting room

Utility Room

3.21m x 3.14m max (10'6" x 10'4") with tiled shower cubicle, wood block work surfaces with cupboards and drawers beneath plus space for washing machine, single drainer stainless steel sink with mixer tap, tall storage cupboards, wall cupboard and shelves, tiled floor, radiator, double glazed window and door to side

First Floor

Landing

4.11m max x 2.72m max (13'6" x 8'11") includes stairs to top floor, two double glazed windows to front

Bedroom 1

3.95m x 3.25m (13'0" x 10'8") plus built-in double wardrobe with cupboard above, radiator, double glazed window to rear beside door to flat roof/terrace above extension

Bedroom 2

4.26m x 3.19m max (14'0" x 10'6") radiator, double glazed window to rear

Bedroom 3

3.22m x 2.73m (10'7" x 8'11") radiator, double glazed window to rear

Bedroom 4

3.94m x 2.04m (12'11" x 6'8") plus built-in double wardrobe with cupboard above, radiator, double glazed window to front

Family Bathroom

2.78m max x 1.67m max (9'1" x 5'6") includes airing cupboard with pressurised hot water cylinder, white panelled bath with mixer tap and shower attachment, low level wc, pedestal wash basin, tiled walls, radiator, tiled floor, double glazed window to front

Second/Top Floor

Top Landing

3.64m x 2.70m (11'11" x 8'10") includes stairs, radiator, double glazed window to front, - used as study space with desk

Bedroom 5

4.22m x 3.96m (13'10" x 13'0") plus eaves cupboards and shelves, radiator, double glazed windows to side and rear plus double glazed Velux window

Bedroom 6

4.2m x 3.08m (13'9" x 10'1") plus eaves cupboards, radiator, double glazed windows to side and rear plus double glazed Velux window

Second Bathroom

2.7m x 1.91m (8'10" x 6'3") white panelled bath with mixer tap and shower attachment, low level wc, tiled shower cubicle with folding door, wash basin having cupboard beneath, tiled walls, chrome heated towel rail, tiled floor, double glazed windows to rear

Outside

Front Garden

paved driveway and path to front door intersecting areas of lawn with borders

Garage

5.2m x 2.77m (17'1" x 9'1") up and over door, window and door to side, gas and electricity meters, wall mounted gas boiler

First Floor Flat Roof

9.97m x 2.77m (32'9" x 9'1") across width of house overlooking garden, accessed via door from Bedroom 1

Rear Garden

about 23.6m x 13m (77ft x 43ft) secluded with full width paved terrace enjoying best of the sunshine with southerly aspect, then laid to lawn with paved path to far end, mature apple tree, lean-to beside house providing covered storage and side access with gate to front garden

Additional Information

Council Tax

London Borough of Bromley - Band G