



TOTAL FLOOR AREA : 152.1 sq.m. (1637 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Park Langley Office - 020 8658 5588

73 Kenwood Drive, Beckenham BR3 6QZ

£1,125,000 Freehold

- Charming detached house with double glazing
- Four good bedrooms off generous landing
- Spacious sitting room and dining room off hall
- Beautiful garden with established hedges
- Easy access to popular Park Langley shops
- Bathroom, separate wc and cloakroom
- Kitchen/breakfast room with door to carport
- Useful store room beside integral garage

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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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Handsome detached house available via our Park Langley Office with NO ONWARD CHAIN overlooking the green on this sought after no-through road with little passing traffic. Offering good size accommodation with possible scope for loft conversion or extension, subject to planning permission and other necessary consents, the property has a lovely sitting room overlooking the DELIGHTFUL GARDEN and similarly spacious dining room. The kitchen/breakfast room also has views over garden and a door to the carport/covered side area providing dry storage or space for a table and chairs by the terrace. FOUR BEDROOMS on first floor with Bedroom 3 arranged as study plus bathroom and separate WC off landing, in addition to downstairs cloakroom. Driveway parking in front of garage with door from garage and garden to useful brick built store room.

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 is 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 Souths whilst from Beckenham Junction there are trains to Victoria and the City as well as trams to Croydon and Wimbledon.



Ground Floor

Entrance Hall

4.1m x 2.05m (13'5 x 6'9) plus additional area by door to cloakroom, includes cupboard beneath stairs, radiator, picture rail, double glazed windows beside front door

Cloakroom

2.42m x 1.07m (7'11 x 3'6) white low level wc, pedestal wash basin, radiator, double glazed window to side

Kitchen/Breakfast Room

3.63m x 3.61m (11'11 x 11'10) base cupboards and drawers plus integrated fridge, freezer, dishwasher and double cupboard concealing space for washing machine beneath work surfaces, matching peninsular breakfast table, inset 1½ bowl single drainer sink with mixer tap, cooker hood above Neff 5-burner gas hob, Neff built in electric double oven, wall tiling, eye level cupboards and display shelf, full height double unit with cupboards and pull out larder, radiator, door to side and double glazed window to rear

Large Sitting Room

4.87m x 4.41m max into bay (16'0 x 14'6) two radiators, wide bay with full height double glazed windows and door to garden

Dining Room

4.45m max x 3.80m (14'7 x 12'6) wood strip flooring, two radiators, ornamental fireplace with electric flame effect fire, two radiators, wide bay with double glazed windows to front

First Floor

Spacious Landing

built in linen cupboard with high level cupboard above, airing cupboard with insulated hot water cylinder, hatch with ladder to large loft space, picture rail, radiator beneath double glazed window to front

Bedroom 1

4.83m x 4.43m max into bay (15'10 x 14'6) includes full width range of fitted wardrobes, radiator, wide bay with double glazed windows to rear

Bedroom 4

3.54m x 2.15m (11'7 x 7'1) includes fitted wardrobe with high level cupboard above, mirror above pedestal wash basin, shaver point, radiator beneath double glazed window to rear

Bathroom

2.49m max x 1.69m max (8'2 x 5'7) easy access panelled bath with mixer tap having built in shower and hinged screen over, recessed wash basin with mixer tap having cupboards beneath, tiled walls, mirror and shaver point, radiator, double glazed window to side

Separate WC

white low level suite, double glazed window to side

Bedroom 2

4.55m max x 3.76m max (14'11 x 12'4) includes fitted wardrobes and high level cupboard and mirror above wash basin with mixer tap set into base unit with cupboard beneath, shaver point, radiator set into wide bay with double glazed windows to front

Bedroom 3/Study

4.48m x 2.66m (14'8 x 8'9) includes pair of fitted double cupboards with high level cupboards above, radiator beneath full length desk unit with base cupboards and drawers beneath, matching wall cupboards, picture rail, double glazed windows to front and side

Outside

Front Garden

laid to lawn with driveway providing access to garage and path to car port

Garage

4.71m x 2.56m (15'5 x 8'5) double doors, light and power, gas meter, door to store room

Store Room

4.5m x 2.3m max (14'9 x 7'7) narrowing to front, brick built with light and power, door to garage and rear garden

Carport/Covered Sideway

7.49m x 2.26m widening to 2.92m to far end (24'7 x 7'5 to 9'7) paved to match terrace with double doors accessed via path, external power point - provides excellent storage space beside the house

Rear Garden

about 24m x 25.5m max width to far end (79ft x 84ft) paved terrace with TIMBER SHED 2.3m x 1.4m (7'7 x 4'7) beside property, established borders, outside tap, garden then laid to lawn with neatly maintained conifer hedges screening area to far end accessed via full length pathway to right hand side of garden running full width of rear boundary having gate to Quinton Close

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

