



## 55 LEAVES GREEN ROAD, KESTON BR2 6DE

Individual 1930's 3/4 bedroomed detached home stands in an elevated position within a mature plot and is located off a private driveway. The property boasts lovely gardens ample parking and a detached garage.

Entrance Hall ■ Lounge with open fireplace ■ Attractive Kitchen/Dining Room ■ Study/Bedroom 4 ■ Cloakroom ■ Master bedroom with Dressing Room and Ensuite ■ Two further bedrooms ■ Family Bathroom ■ Mature 100ft Rear Garden ■ Gas Central Heating ■ Double Glazing ■ Detached Garage ■ Ample Parking

PRICE: GUIDE PRICE £750,000 FREEHOLD

**SITUATION**

Keston is a village now in the London Borough of Bromley, but historically part of Kent. It is part suburban, part rural in nature and lies on the edge of Hayes Common, to the northwest of the Greater London/Kent border. It includes the small hamlet of Nash to the southwest.

**DIRECTIONS**

From our offices, proceed along the A25 in a easterly direction towards Brasted, taking the first turning on the left into London Road. At the roundabout continue straight across and follow A233 to Biggin Hill. Continue through Biggin Hill and past the airport into Leaves Green Road where the property can be found on the right hand side.

**HALLWAY**

Double glazed door with Georgian style side screens, laminate flooring, radiator, staircase to first floor, door to lounge.

**LOUNGE**



30' x 15' 1" (9.14m x 4.60m) Dual aspect double glazed windows to front and side, radiator with cover, attractive brick open fireplace, beamed ceiling.

**KITCHEN/DINING ROOM**



17' 5" x 11' 1" (5.31m x 3.38m) Range of wall and base units with granite worktops and upstands gas hob, extractor fan, oven,. Island feature with sink unit with mixer tap, plumbing for washing machine and dishwasher, fridge freezer, ceiling spotlights, painted flooring to dining area, two double glazed Georgian style windows to rear with matching windows to rear and side.

**INNER HALLWAY**

Dado rail, under stairs cupboard and door to cloakroom.

**CLOAKROOM**

Low level W.C., wall mounted hand wash basin, part tiled walls, tiled flooring, storage space, cupboard housing wall mounted gas 2 year old combination boiler.

**STUDY**

10' 7" x 9' 11" (3.23m x 3.02m) Double glazed Georgian style window to front, attractive brick built fireplace with open grate, double radiator, laminate flooring.

**FIRST FLOOR**

**LANDING**

Access to loft with light and pull down ladder, doors to bedrooms and bathroom.

**BEDROOM 1**



21' x 11' (6.40m x 3.35m) Double glazed Georgian style casement doors with Juliet balcony overlooking rear garden with views over farmland, radiator, door to dressing room.

**DRESSING ROOM**

Hanging space to one wall.

**EN SUITE BATHROOM**



Comprising large fully tiled shower cubicle with wall mounted his and hers pedestal wash hand basins with mixer taps, ceramic flooring and double glazed Georgian style opaque window to rear.

**BEDROOM 2**

15' 10" x 11' 3" (4.83m x 3.43m) Double glazed Georgian window style window to side, double radiator, laminate flooring.

**BEDROOM 3**

15' 10" x 11' 3" (4.83m x 3.43m) Dual aspect double glazed Georgian style windows to front, double radiator, light Oak laminate flooring.

**BATHROOM**



Comprising panelled bath with Victoria style mixer taps and shower attachment, vanity wash hand basing with mixer taps storage below, low level W.C., fully tiled shower cubicle with electric shower, fully tiled walls, double radiator, laminate wood flooring, double glazed Georgian style opaque window to side.

**OUTSIDE**

**FRONT GARDEN**

Shingle driveway with secured fencing, access to garage, conifer hedgerow.

**DETACHED GARAGE**

Double doors, light, power and personal door to rear garden.

**REAR GARDEN**



Approximately 100ft, mature hedgerows with secured fencing onto woodlands and farmland, paved patio with side access, electric point, outside tap and personal door to garage.

**COUNCIL TAX BAND F £2950**