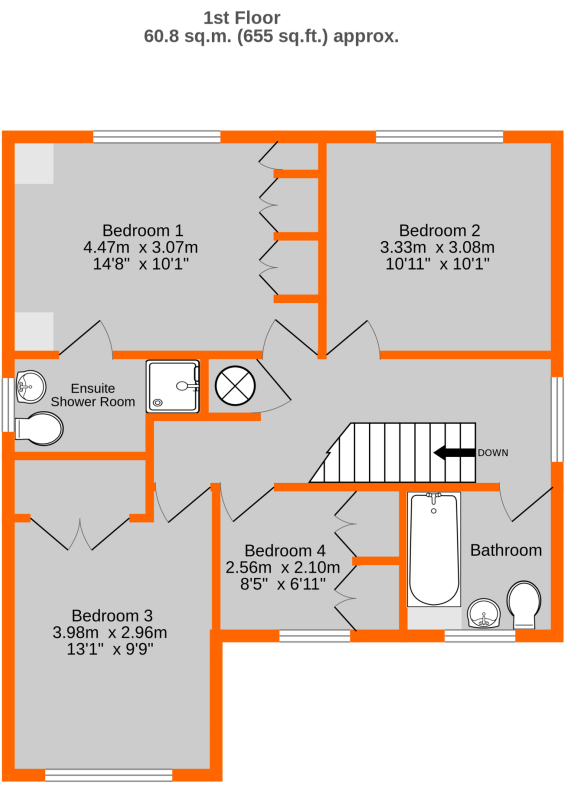
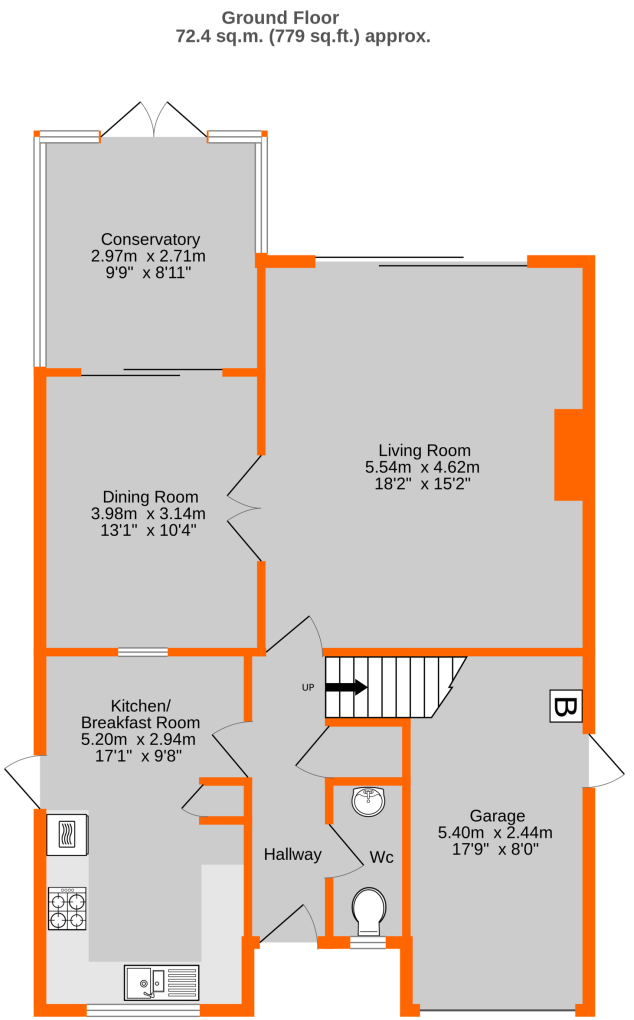




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 133.2 sq.m. (1434 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metroplex ©2024



Viewing by appointment with our West Wickham Office - 020 8460 7252

Lelant, 44 Heathfield Road, Keston, Kent BR2 6BE

Chain Free £815,000 Freehold

- Four Bedroom Detached Home.
- Generous 18' 2" x 15' 2" Living Room.
- 17' 1" Kitchen/breakfast Room.
- South West Facing Garden.
- Heart of Popular Keston Village.
- Dining Room & Conservatory.
- Bathroom & En Suite Shower Room.
- Short Walk Hayes & Keston Common.

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 fee 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



Lelant, 44 Heathfield Road, Keston, Kent BR2 6BE

CHAIN FREE four bedroom detached house in the HEART of KESTON VILLAGE (being a Conservation Area), with it's coffee shops, two pubs and locals shops. KESTON PRIMARY School is off lakes Road. Keston Common with Keston Ponds off Fish Ponds Road and Hayes Common off Commonsides being within walking distance. The SOUGHT AFTER HAYES Secondary School is off Baston Road. Generous 18' 2" x 15' 2" living room and dining room with double glazed patio doors to the double glazed conservatory. Cloakroom and 17' 1" x 9' 8" kitchen/breakfast room, which has plenty of space for a breakfast table. Main bedroom with mirror fronted fitted wardrobes and an en suite shower room and family bathroom off the landing. Gas fired heating with radiators via a Glow Worm boiler to the garage. Crazy paved hardstanding for three vehicles to the front and 42' x 36' south west facing rear garden with paved terrace, lawn, shrubs and trees. Some modernisation required including replacing the single glazed wooden windows with double glazing.

Location

This property is in the section of Heathfield Road between Heathfield Close and Leafy Grove. Keston Village provides two pubs, a few shops, coffee shops and Keston Primary School off Lakes Road. Hayes Common can be accessed off Commonsides. Keston Common and Keston Ponds off Fish Ponds Road are within walking distance. Bus services pass along Heathfield Road. Hayes Station and shops in Station Approach are about 1.7 miles away. Other local schools include the sought after Hayes Secondary School, Ravenswood Secondary School and Wickham Common Primary School. Bromley High Street and Bromley South Station is about 3 miles away with fast (about 18 minutes) and frequent services to London.



Ground Floor

Entrance

Via covered porch with quarry tiled floor and front door to

Hallway

4.12m x 1.26m (13' 6" x 4' 2") Radiator, coat cupboard, coving, staircase to first floor

Cloakroom

1.97m x 0.87m (6' 6" x 2' 10") Leaded light front window, tiled walls, cream low level w.c. and wash basin, radiator

Living Room

5.54m x 4.62m into alcoves (18' 2" x 15' 2") Brick fireplace extending as shelves either side, two radiators, coving, double glazed patio doors to rear, glazed double doors to:

Dining Room

3.98m x 3.14m (13' 1" x 10' 4") Coving, radiator, serving hatch to kitchen, double glazed patio doors to conservatory

Conservatory

2.97m x 2.71m (9' 9" x 8' 11") Radiator, tiled floor, double glazed windows to three sides and double glazed doors to rear, polycarbonate roof

Kitchen/Breakfast Room

5.2m x 2.94m (17' 1" x 9' 8") Leaded light front window, appointed with cream fronted wall and base units and drawers, granite covered work surface and upstand, Franke stainless steel 1½ sink and drainer with a chrome mixer tap, space for upright fridge/freezer, plumbing and space for washing machine and dishwasher, stainless steel Logik 4-ring gas hob with a Hotpoint extractor unit above, Hisense electric double oven, tall storage unit with two doors, radiator, side door, space for breakfast table

First Floor

Landing

Side window, airing cupboard housing hot water tank, access to loft, coving

Bedroom 1

4.47m x 3.07m (14' 8" x 10' 1") Rear window, mirror fronted fitted wardrobe, radiator, coving, two bedside tables, door to

En Suite Shower Room

2.54m reducing to 1.76m (5' 9") x 1.35m (8' 4" x 4' 5") Side window, champagne coloured low level wc and wash basin with cupboard beneath, tiled walls, tiled shower with chrome shower and glass door, champagne coloured shower tray, radiator

Bedroom 2

3.33m x 3.08m (10' 11" x 10' 1") Rear window, radiator

Bedroom 3

3.98m plus built in wardrobe x 2.96m (13' 1" x 9' 9") Leaded light front window, built in double wardrobe, radiator

Bedroom 4

2.56m including wardrobe x 2.10m (8' 5" x 6' 11") Leaded light front window, radiator, two double wardrobes

Bathroom

2.09m x 2.09m (6' 10" x 6' 10") White low level wc, coloured pedestal wash basin and white bath with a chrome mixer tap/hand shower, tiled walls, leaded light front window, radiator

Outside

Front Garden

Crazy paved parking for three cars and leading to the garage

Rear Garden

12.90m x 11.12m (42' x 36') paved terrace, lawn, shrubs and trees, paved side access with gate to front, fig tree

Garage

5.4m x 2.44m (17' 9" x 8' 0") Glow Worm wall mounted boiler, part glazed side door, up and over door, consumer unit, light, water tap, power point

Additional Information

Council Tax

London Borough of Bromley - Band G. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage