



65 Kenwood Drive, Beckenham BR3 6QZ

Exquisite detached home, fully redeveloped by the current owners and offered to the market 'Chain Free' with high end specification. Considerable thought has gone into creating a family friendly home, for example the sitting room has sound proofing for cinema surround sound and the magnificent multi purpose living space enjoys panoramic views over the garden from the sitting area, bespoke Italian fitted kitchen with island unit and generous dining area. All these areas and the separate study have underfloor heating, also extending to the delightful entrance hall, whilst a double sided multi-fuel burning stove acts as a focal feature and secondary heating source for thermal hot water store in the utility/boiler room. The striking contemporary appearance is enhanced by quality Cortizo tilt and turn aluminium windows with wide pane sliding doors to the garden and there is ample driveway parking with the protection of electric gate, entryphone and CCTV security system. The generous accommodation continues upstairs with four bedrooms arranged off the landing plus wonderful family bathroom. Superb main bedroom suite is an inviting retreat with elegant and spacious en suite bathroom plus dressing room. The second bedroom has another newly appointed (second) en suite and the cavernous loft space gives additional storage with further potential. The design and fittings are all tailored for a family's comfortable enjoyment and this theme continues to the landscaped garden with Games Room/Office to far end creating a feature back drop either as a calm space to enjoy in the sunshine or when entertaining friends.

Location

Kenwood Drive is a very popular no-through road off Hayes Lane about a mile from Shortlands station. The Langley Park Schools (Secondary and Primary) are about a mile away with Unicorn Primary a little closer. 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.



Ground Floor

Impressive Hall

5.16m x 2.89m (16'11 x 9' 6") includes cupboard beneath stairs, video entryphone for pedestrian gate, tiled floor with underfloor heating, double glazed panels beside front door

Cloakroom

white low level wc and wash basin with mixer tap, wall tiling, tiled floor with underfloor heating, double glazed window to side

Sitting Room

5.72m x 4.11m (18'9 x 13'6) wood strip flooring, ceiling speakers, three double glazed windows to front with plantation shutters - N.B. this room has been sound insulated for use of home cinema

Stunning Kitchen/Living Room

10.47m max x 8.67m max (34'4 x 28'5) tiled floor with underfloor heating throughout offering generous DINING SPACE for large table, tilt and turn full height window/narrow door to side access, fitted bespoke Binova KITCHEN having extensive island unit with cupboards and large drawers plus integrated Siemens dishwasher plus inset Blanco sink with shower spray mixer tap and Siemens touch control Induction hob with downdraft extractor, excellent full height storage with cupboards including larder cupboard, large integrated fridge, freezer, wine cooler, Siemens microwave/combination oven, coffee maker, steam oven and two warming drawers, double sided multi fuel burning stove linked to thermal store for hot water, generous SITTING AREA with ample space for large sofas, three skylight panels to rear plus large paned double glazed sliding doors to terrace and garden

Utility/Boiler Room

3.34m x 1.42m (10'11 x 4'8) space for washing machine and tumble dryer with shelves above, tiled floor, Worcester wall mounted gas boiler and Cordivari thermal store hot water cylinder served by gas boiler and multi fuel fire with facility to add solar panels

Study

2.11m x 2m (6'11 x 6'7) tiled floor with underfloor heating, double glazed window to side

First Floor

Landing

3.18m x 2.4m max (10'5 x 7'10) includes stairs plus additional area leading to Bedrooms 1 and 3, wood strip flooring, double glazed window to side

Bedroom 1

4.68m x 4.5m (15'4 x 14'9) wood strip flooring, radiator, pair of double glazed windows to rear with plantation shutters

En Suite Bathroom

4.31m x 2.05m (14'2 x 6'9) high specification with large walk in shower having glazed screen, freestanding bath with mixer tap, low level wc and wash basin with mixer tap having drawer unit beneath, wall tiling, shaver point, tiled floor, upright radiator, double glazed window to side

Dressing Room

3.23m max x 2.6m max (10'7 x 8'6) wood strip flooring, upright radiator, hatch with fold down ladder to loft

Bedroom 2

4.12m x 4.11m (13'6 x 13'6) wood strip flooring, radiator, pair of double glazed windows to front with plantation shutters

En Suite Shower Room

2.22m x 2.06m (7'3 x 6'9) tiled walk in shower with glazed screen, wash basin with mixer tap having drawers beneath, low level wc, wall tiling, upright radiator, tiled floor, double glazed window to front with plantation shutters

Bedroom 3

3.91m x 3.88m (12'10 x 12'9) wood strip flooring, radiator, double glazed windows to rear with plantation shutters

Bedroom 4

2.5m x 2.27m (8'2 x 7'5) wood strip flooring, radiator, double glazed window to front with plantation shutters

Family Bathroom

2.89m x 2.32m (9'6 x 7'7) freestanding bath with mixer tap, walk in shower with glazed screen, low level wc and wash basin set on suspended surface with drawer beneath, wall tiling, concealed LED lighting, heated towel rail, tiled floor, double glazed window to side

Second Floor

Storage/Loft Room

about 8.5m x 5.7m measured to main purlins (27'11 x 18'8) , accessed via hatch with fold down ladder from dressing room, main area has raised boarded floor over insulation, double glazed Velux window to rear

Outside

Front Garden

pillared front boundary wall with electrically operated sliding gate and pedestrian gate to gravelled driveway parking

Rear Garden

about 21.7m x 11.7m (71ft x 38'6) landscaped full width terrace with side access having gate to front garden, steps to main lawn, GARDEN ROOM 4.96m x 3.75m (16'3" x 12'4") to far end with plastered walls, light and power, double glazed doors facing garden and to further tiled terrace with two sets of doors to STORAGE 6.5m max x 1.2m (21'4 x 4'0) plus open log store

Additional Information

Council Tax

London Borough of Bromley - Band G  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](https://bromley.gov.uk/council-tax/council-tax-guide)

Utilities

MAINS - Gas, Electricity, Water and Sewerage

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