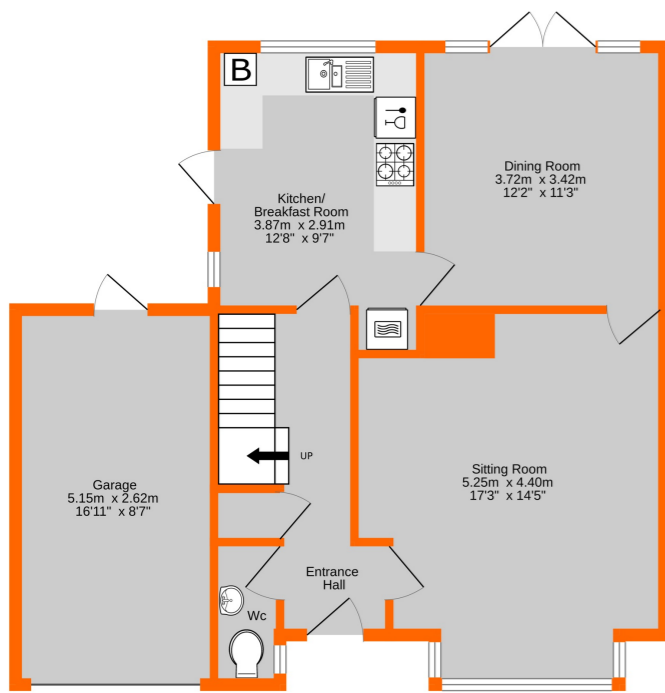


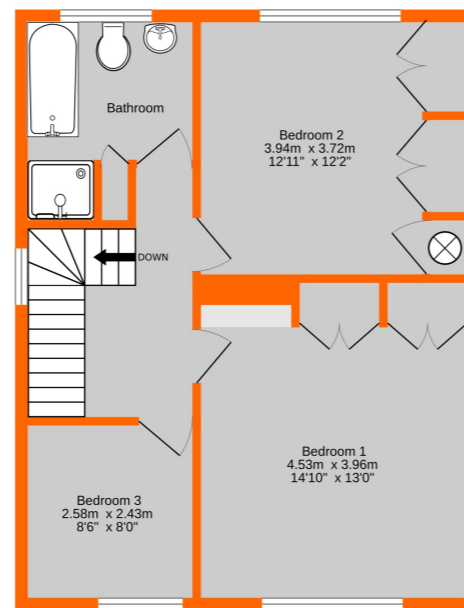
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		53	75
		EU Directive 2002/91/EC	



Ground Floor
70.4 sq.m. (757 sq.ft.) approx.



1st Floor
53.0 sq.m. (571 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 123.4 sq.m. (1328 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

59 Kenwood Drive, Beckenham, Kent BR3 6QY

£950,000 Freehold

- Much loved family home with potential
- Scope for side and rear extension (S.T.P.P.)
- Dining room beside kitchen/breakfast room
- Delightful rear garden with extensive terrace
- Well designed three bedroom detached
- Light and bright with double glazed windows
- Upstairs bathroom plus cloakroom off hall
- Wonderful road with little passing 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 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



59 Kenwood Drive, Beckenham, Kent BR3 6QY

Attractive detached house, for sale with our PARK LANGLEY OFFICE on sought after no-through road offering a tranquil setting with little passing traffic. You can see from other houses in the road the huge potential offered for improvement and extension and this property has plenty of space to the side with the garage and a delightful rear garden. Spacious sitting room to front with wide bay plus dining room with doors to garden beside kitchen/breakfast room at rear. Three bedrooms on first floor plus bathroom off landing as well as a downstairs cloakroom. The extensive terrace leads to an additional area beside the house, behind the garage and the property presentation allows for buyers to move in and live comfortably before considering any work.

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

Entrance Hall

4.42m max x 1.93m max (14'6 x 6'4) to include staircase with cupboard beneath, deep coat cupboard

Cloakroom

white low level wc and wash basin, wall tiling, radiator, tiled floor, double glazed window to side

Kitchen/Breakfast Room

3.87m x 2.91m (12'8 x 9'7) plus additional recess with tall cupboard beside built-in electric double oven recess for microwave, base cupboards and drawers beneath work surfaces including double cupboard concealing space for washing machine plus integrated fridge and Neff dishwasher, inset 1½ bowl single drainer sink with mixer tap, cooker hood above Neff 4-ring gas hob, eye level cupboards including cupboard with Worcester gas boiler beside double display cabinet, space for table and chairs, radiator, tiled floor, double glazed windows to side and rear plus stable door to side accessing garden

Dining Room

3.72m x 3.42m (12'2 x 11'3) radiator, double glazed windows surrounding doors to garden

Sitting Room

5.25m max x 4.4m max (17'3 x 14'5) fireplace with detailed surround having living flame gas fire, radiator, wide square bay with double glazed windows to front

First Floor

Landing

3.43m max x 2.4m (11'3 x 7'10) hatch to loft, large double glazed window to side above stairs

Bedroom 1

4.53m max x 3.96m (14'10 x 13'0) to include pair of built-in double wardrobes with double base cupboard to one side, radiator, double glazed window to front

Bedroom 2

3.94m max x 3.72m (12'11 x 12'2) to include full length range of built-in wardrobes to one wall, radiator, double glazed window to rear

Bedroom 3

2.58m x 2.43m (8'6 x 8'0) radiator beneath double glazed window to front

Bathroom

2.96m max x 2.41m max (9'9 x 7'11) includes full height cupboard beside tiled shower cubicle with folding door, panelled bath with mixer tap, low level wc, wash basin, tiled walls, heated towel rail incorporating radiator, downlights, double glazed window to rear

Outside

Front Garden

area of lawn beside paved driveway providing parking and access to garage

Garage

5.15m x 2.62m (16'11 x 8'7) up and over door, light and power, glazed door to rear accessing terrace beside house

Rear Garden

about 25.5m x 11.6m (84ft x 38ft) landscaped terrace extending to area beside house with gate beside garage for side access, outside lights, water tap and external power points, low level brick wall and steps to main lawn with shaped borders including a good variety of shrubs and plants, paved path and timber shed to far end

Additional Information

Council Tax

London Borough of Bromley - Band G