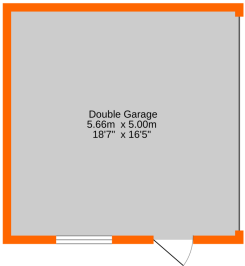


Double Garage

Double Garage Sq.M Not Included In Total Approx Area Of Property

TOTAL FLOOR AREA : 186.0 sq.m. (2002 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022



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

Thorn Cottage, Downe Road, Keston, Kent BR2 6AD

Guide Price £1,350,000 Freehold

- 4/5 Double Bedroom Detached.
- White En Suite Shower & Bathroom.
- Study/Bedroom 5 & Utility Room.
- Extensive Parking & Double Garage.
- Two Delightful Reception Rooms.
- L Shape Kitchen/Breakfast Room.
- Plot Of About 0.55 Of An Acre.
- 200' Garden Backing Fields.

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 MAP Limited 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 Rent4sure Limited 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



Thorn Cottage, Downe Road, Keston, Kent BR2 6AD

Splendid four/five double bedroom detached family home, in this SEMI RURAL POSITION BACKING FIELDS, enjoying a 185' front garden and 200' SOUTHERLY FACING REAR GARDEN, with a plot of about 0.55 OF AN ACRE. Triple aspect 24' 4" living room and dining room both overlooking the garden. L shape kitchen/breakfast room with wooden fronted fitted units, a built in gas hob and Bosch electric double oven. Utility room with door to the study/bedroom 5. Cloakroom, white en-suite shower room to bedroom one, white suite bathroom with bath and tiled shower and separate w.c.. Gas fired heating with radiators via a Vaillant boiler installed in 2021 and double glazing. The living room, dining room and hallway have attractive oak parquet flooring and the kitchen/breakfast room has pine parquet flooring in a herringbone design. The rear garden has a brick pavior terrace, is laid mainly to lawn with shrub borders and trees. Long predominantly crazy paved drive with parking for a number of vehicles and detached double garage. There is extension potential subject to the necessary planning consents.

Location

Downe Road is off the roundabout at the junction of Westerham Road and Leaves Green Road. Keston village with a few shops, two pubs and primary school is about 1.4 miles away. Downe village with it's Primary school and West Kent Golf Club beyond is about 1 mile. Orpington Station is about 3.8 miles. Bromley South Station and High Street are about 4.2 miles away. Other local schools include Hayes and Ravenswood Secondary schools. Junction 4 of the M25 is about 6 miles away via Shire Lane and the A21. Holwood Farm Shop with a butchers and fishmongers is a short walk from the house.



Ground Floor

Entrance

Via covered porch with light, quarry tiled floor and part glazed front door to:

Hallway

5.61m x 2.11m (18' 5" x 6' 11" including staircase) Tiled floor with steps up to oak parquet flooring in a herringbone design, understairs cupboard with light, cornice, double cloaks cupboard with a double cupboard above, small window to living room, double radiator

Cloakroom

2.08m x 0.79m (6' 10" x 2' 7") Double glazed front window, coloured low level w.c. and wash basin with a double cupboard beneath, radiator, tiled floor

Kitchen/Breakfast Room

5.26m x 4.57m (17' 3" x 15' reducing to 2.16m 7' 1") L shape with double glazed side and rear windows, appointed with wooden fronted wall and base units and drawers, tiled work surfaces, inset white double sink and drainer with a mixer tap, built in four ring gas hob and Bosch electric double oven, plumbing/space for dishwasher, wall tiling between wall units and work surface, coving, ceiling downlights, space for upright fridge/freezer, pine parquet flooring in a herringbone design, door to:

Utility Room

2.41m x 2.03m (7' 11" x 6' 8") Double glazed side door, two double glazed front windows, wall mounted Vaillant boiler, stainless steel sink and drainer with a chrome mixer tap, plumbing/space for washing machine and tumble dryer beneath laminate work surface, tiled floor, oak fronted wall and base units and one drawer, three walls part tiled, door to:

Bedroom 5/Study

4.52m x 2.36m (14' 10" x 7' 9") Double glazed front window, double radiator, double cupboard housing fuses and electric meter, wood effect laminate flooring, further double cupboard housing the gas meter



Living Room

7.42m x 3.61m (24' 4" x 11' 10" into alcoves) Double glazed double doors and windows to rear, coving/cornice, three double radiators, pine fire surround with marble slips and hearth, double glazed front and side windows and smaller front window, oak parquet flooring in a herringbone design to the front section of this room

Dining Room

4.57m x 4.14m (15' x 13' 7" into bay) Double glazed bay window to rear, two double glazed side windows, double radiator, coving, oak parquet flooring in a herringbone design, wooden fire surround with marble slips and hearth, serving hatch to kitchen

First Floor

Landing

over two levels with double glazed front window, airing cupboard housing hot water tank with cupboard above, access to loft with light and insulation via aluminium ladder

Bedroom 1

4.50m x 3.94m (14' 9" x 12' 11") Double glazed rear window, radiator, coving, wood effect laminate flooring, two double and a single fitted wardrobes, door to:

En Suite Shower Room

2.31m x 1.63m (7' 7" including sloping ceiling x 5' 4") Appointed with a white suite of tiled corner shower with an Aqualisa shower and sliding double doors, low level w.c. and pedestal wash basin with a chrome mixer tap, white tiled walls, chrome electric towel rail, tiled floor, ceiling downlight, extractor fan

Bedroom 2

3.61m x 3.05m (11' 10" x 10' into dormer) Double glazed dormer window to rear, radiator, two eaves cupboards, wood effect laminate flooring

Bedroom 3

3.80m x 3.65m (12' 6" x 12' 0" reducing to 3.29m 10' 10") Double glazed side window, double radiator

Bedroom 4

4.32m x 3.07m (14' 2" into dormer x 10' 1" including shelved eaves cupboard reducing to 2.74m 9') Double glazed side dormer window, wood effect laminate flooring, radiator, shelved eaves cupboard



Bathroom

3.00m x 1.73m (9' 10" x 5' 8") Double glazed side window, appointed with a white double ended bath with a chrome mixer tap/hand shower and tiled shower with a glass door and screens, white shower tray and chrome Aqualisa shower controls and shower, chrome ladder style radiator, wood effect laminate flooring, tiled wall to one wall, part tiled walls to two sides of the bath, chrome ceiling downlights

Separate W.C.

2.69m x 1.68m (8' 10" x 5' 6" into dormer reducing to 0.97m 3' 2" to w.c. area) Double glazed front dormer window, white low level w.c. and pedestal wash basin with a chrome mixer tap, chrome ladder style radiator, wood effect laminate flooring, two chrome ceiling downlights, wall tiling behind basin

Outside

Rear Garden

60.96m x 17.68m (200' x 58') Brick pavior terrace to rear of house and path either side of the house, outside tap, laid mainly to lawn, shrub borders and trees, backing onto fields, garden stores to rear of garden

Front Garden

56.39m (185') Long block pavior to begin and then crazy paved driveway, lawn area, shrubs and trees, further area of lawn near house, outside lights, parking for a good number of vehicles

Double Garage

5.66m x 5.00m (18' 7" x 16' 5") Pitched tiled roof, electric up and over door, lights and power points, side door and window

Council Tax

London Borough of Bromley - Band G