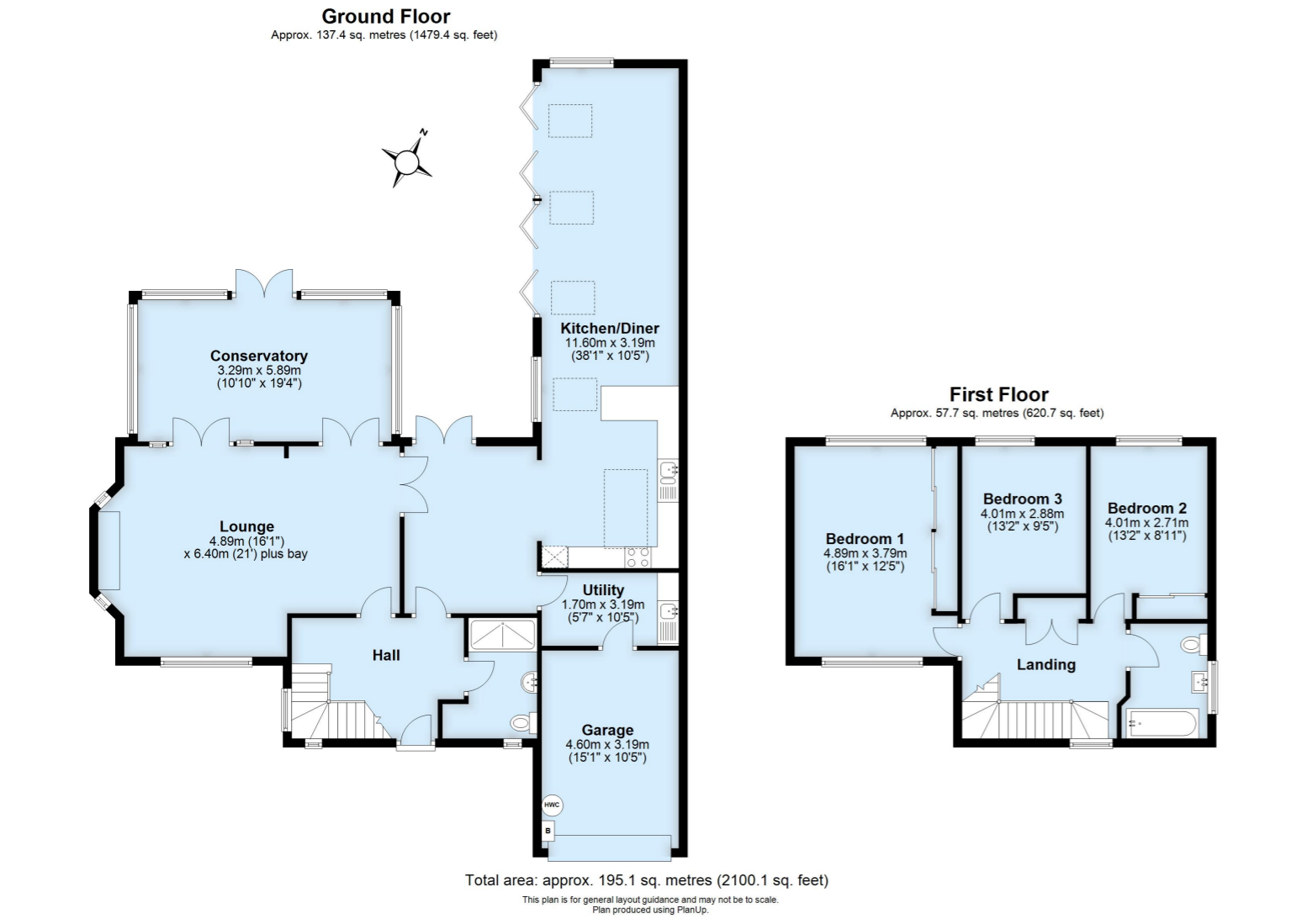


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	67	80
	EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

50 Kevington Drive, Chislehurst, Kent, BR7 6RN

Guide Price £1,200,000 Freehold

- Detached Family Home
- Three Double Bedrooms
- Open Plan Kitchen
- Fully Double Glazed
- Imaginatively Extended
- Social Living Space
- Bathroom & Shower Room
- Impressive Gardens

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.
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50 Kevington Drive, Chislehurst, Kent, BR7 6RN

Welcome to this attractive detached family house set back off Kevington Drive, within the desirable Marlings Park area of Chislehurst. The property has been imaginatively extended on the ground floor to offer a bright and airy social living space comprising an impressive family and dining area, quality open plan kitchen, a heated conservatory, separate utility room and luxury shower room off the hall. The kitchen offers a breakfasting peninsular, a large roof lantern, four Velux windows and bi-fold doors creating an abundance of natural light. There are three double bedrooms with wardrobes on the first floor, a double aspect master bedroom, contemporary family bathroom and a double aspect landing. Outside you will be impressed by the 110 ft rear garden, a large terrace ideal for dining and relaxation, sculptured trees and shrubs, plus an extensive lawn for a garden enthusiast of growing. There is a sizeable storage garage with interior access from the utility room. Features to note include full double glazing, under floor heating in the social living space, kitchen appliances to remain, a pressurised hot water system, gas central heating, electric garage door, and parking for several cars. Local amenities include nearby transport links and schools, Chislehurst and Petts Wood amenities, Royal Parade shops, National Trust woodland for leisure pursuits, no onward chain to name a few. Exclusive to PROCTORS.

Location

Kevington Drive is situated in the Marlings Park area just a short drive to Chislehurst and Petts Wood amenities, walkable distance to transport links, Royal Parade and nearby schools.



GROUND FLOOR

Entrance Hall

Entrance door to front, porcelain floor tiles, radiator cabinet, under stairs meter cupboard, recessed ceiling lights.

Lounge

6.40m x 4.89m (21' 0" x 16' 1") Window to front, alcove windows to side, two sets of French doors leading to the heated conservatory.

Double Glazed Conservatory

5.89m x 3.29m (19' 4" x 10' 10") Double glazed French doors and windows, double glazed lean-to roof, radiator.

Inner Reception Room

French doors to garden, porcelain floor tiles, fitted dresser unit, door to utility room, recessed ceiling lights, semi-open plan to kitchen.

Social Dining Kitchen and Family Area

11.60m x 3.19m (38' 1" x 10' 6") Large skylight lantern, Shaker style wall and base cabinets, built in double oven and warming drawer, induction hob set on quartz work top, quartz splash back to extractor hood, one and half bowl ceramic sink unit, glass splash back, integrated dishwasher, Rangemaster fridge/freezer included, peninsular breakfast bar, porcelain floor tiling, under floor heating recessed ceiling lights. Open plan to dining area.

Dining Area

Window to side, porcelain floor tiling, under floor heating, range of Velux windows, recessed ceiling lights. Open to family area.

Family Area

Bi-fold doors to garden, full height window to rear aspect, porcelain floor tiling, under floor heating, Velux skylights, display shelves, recessed ceiling lights.

Utility Room

3.19m x 1.70m (10' 6" x 5' 7") Base cabinets, single sink unit, washing machine to remain, radiator, door to garage, extractor fan, recessed ceiling lights.

Shower Room

Window to front, white contemporary suite comprising wall mounted hand basin, W.C, wet room shower with glass screen, built in controls and drench shower head, ceramic tiled floor and walls, heated towel rail, extractor fan, recessed ceiling lights.

FIRST FLOOR

Landing

A bright and airy double aspect area with window to front and side, Venetian blinds, built in double linen cupboard and access to loft, glass balustrading.

Bedroom One

4.89m x 3.79m (16' 1" x 12' 5") Window to front and rear, Venetian blinds, wall to wall mirrored wardrobes, radiator, recessed ceiling lights.

Bedroom Two

4.01m x 2.71m (13' 2" x 8' 11") Window to rear, bedroom furniture to remain, radiator, recessed ceiling lights.

Bedroom Three

4.01m x 2.88m (13' 2" x 9' 5") Window to rear, fitted double wardrobe with mirrored sliding doors, recessed ceiling lights.

Family Bathroom

Window to side, contemporary white suite comprising bath with shower screen, hand basin on wall mounted vanity unit, W.C, wall mirror, heated towel rail, ceramic tiled floor and walls, recessed ceiling lights.

OUTSIDE

Garden

110 ft approx. Extensive paved terrace with remote sun blind, wall lights, outside tap, side gate, raised border with sculptured trees, garden shed, evergreen oasis with box hedging, mature border shrubs and trees, discreet larger sheds to rear aspect of garden via trellis archway.

Storage Garage

4.60m x 3.19m (15' 1" x 10' 6") Electric up and over rolling door, power and light for additional appliances, pressurised hot water vessel, wall mounted central heating boiler, rubber mat flooring. Please note the garage is attached to the neighbours' property.

Frontage

A large sweeping driveway and mature front garden, parking for three or four cars. Pedestrian side access.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F