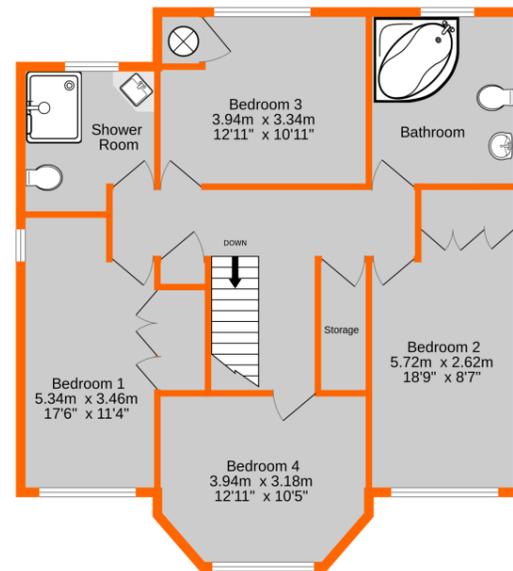
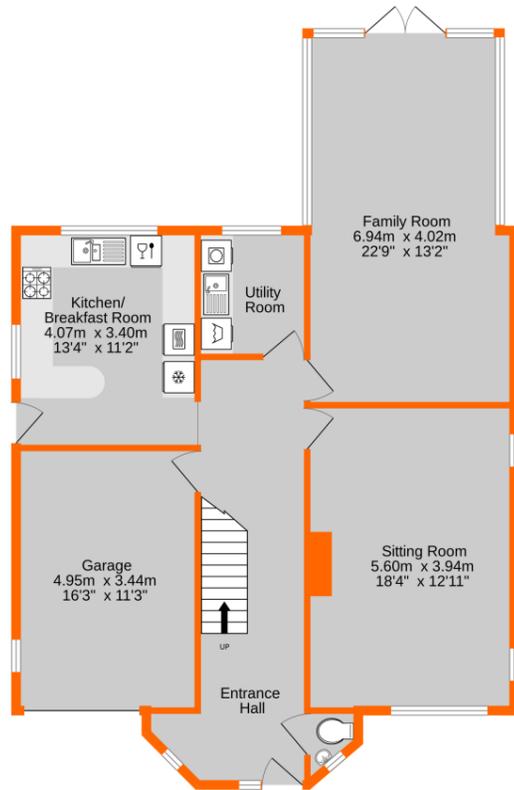


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			72
			EU Directive 2002/91/EC

Ground Floor  
100.8 sq.m. (1085 sq.ft.) approx.

1st Floor  
85.6 sq.m. (921 sq.ft.) approx.



TOTAL FLOOR AREA : 186.4 sq.m. (2006 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026

**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 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](http://www.proctors.london)



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

101 Kenwood Drive, Beckenham BR3 6RA

**£1,250,000 Freehold**

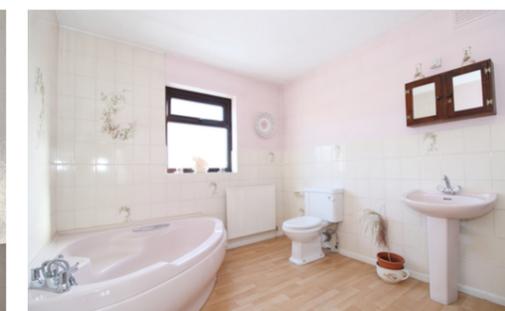
- Improved detached house in great location
- Lovely plot with over 30m (100ft) garden
- Kitchen/breakfast room and utility room
- Four good double bedrooms off landing
- Easy access to popular Park Langley shops
- Double glazing and newly laid terrace
- Impressive family room (almost 7m/23ft)
- Wonderfully spacious entrance hall

## 101 Kenwood Drive, Beckenham BR3 6RA

Offered to the market via our PARK LANGLEY OFFICE - Commanding detached house with striking central gable, affectionately known as "The Tower House", this much loved long term family home offers generous and flexible living space, ideal for the growing family. All four bedrooms are well proportioned along with a family bathroom and separate shower room whilst, if desired, there is excellent potential to reconfigure and create a private suite to one side of the house. Significant investment has been made in recent years including the ground floor extension, double glazing throughout, new boiler for central heating in May 2022 and updated fuse box. Externally, the property continues to impress with generous front driveway providing ample parking and rear garden features a paved terrace installed in 2025, perfect for outdoor entertaining. Care and attention are evident throughout, making this a wonderful opportunity for buyers seeking a solid, spacious home in a great location.

### Location

Kenwood Drive is a very popular no-through road off Hayes Lane about a mile from Shortlands station. The Langley Park Schools are less than a mile away and 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

7.89m x 2.02m (25'11 x 6'8) includes cupboard beneath stairs, double glazed double front doors with tiled floor area leading to stripped oak herringbone flooring, covered radiator, door to garage, double glazed window to side

#### Cloakroom

white Roca low level wc, wall mounted wash basin, fully tiled walls, floor tiling, double glazed window to side

#### Sitting Room

5.6m x 3.94m max (18'4 x 12'11) stone fireplace, two radiators, double glazed windows to side and front

#### Family Room

6.94m max x 4.02m max (22'9 x 13'2) in two areas with DINING AREA having glazed door from entrance hall, radiator, open plan SITTING AREA with radiator, double glazed windows and matching doors to garden

#### Kitchen/Breakfast Room

4.07m x 3.4m (13'4 x 11'2) base cupboards and drawers plus matching eye level units and display shelving, work surfaces with peninsula breakfast bar, stainless steel 1½ bowl sink and drainer with mixer tap, concealed extractor hood above 4-ring Neff gas hob, electric double oven beside space for fridge/freezer, integrated Neff dishwasher, engineered oak flooring, covered radiator, wall tiling, double glazed windows to rear and side plus matching door

#### Utility Room

2.27m x 1.98m (7'5 x 6'6) base cupboards plus matching eye level units, work surface with stainless steel sink and drainer plus mixer tap, space for tumble dryer and washing machine, concealed boiler (TBC), floor and wall tiling, double glazed window to rear

### First Floor

#### Landing

3.59m x 2.32m (11'9 x 7'7) plus recess either side of landing, trap with ladder to loft, shelved cupboard, radiator, deep storage cupboard 2.62m x 0.86m (8'7 x 2'10)

#### Bedroom 1

5.34m max x 3.46m max (17'6 x 11'4) to include built in wardrobes, radiator, double glazed window to side and front

#### Bedroom 2

5.72m max x 2.62m (18'9 x 8'7) to include deep built in wardrobes, radiator and double glazed window to front

#### Bedroom 3

3.94m max x 3.34m max (12'11 x 10'11) to include airing cupboard housing hot water cylinder, radiator beneath double glazed window to rear

#### Bedroom 4

3.94m max x 3.18m max (12'11 x 10'5) fitted wardrobes, vanity surface and base drawers, radiator beneath double glazed window to front

#### Family Bathroom

3.28m x 2.6m (10'9 x 8'6) corner bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, low level wc, radiator, wall tiling, double glazed window to rear

#### Shower Room

2.57m max x 2.46m max (8'5 x 8'1) large tiled shower cubicle with overhead shower and hand shower having hinged door, low level wc, wash basin with mixer tap set onto surface with cupboard beneath, wall tiling, chrome heated towel rail, double glazed window to rear

### Outside

#### Front Garden

lawn beside tiered double width driveway

#### Garage

4.95m x 3.44m (16'3 x 11'3) up and over door from driveway, power and light, double glazed window to side

#### Rear Garden

about 31.3m x 12.4m (103ft x 41ft) full width paved terrace extending to side pathway with gate to front, water tap, power point and lighting, meandering pathway to side of large areas of lawn, established and beautifully planted to side border, central area with timber shed and greenhouse to far end

### Additional Information

#### Council Tax

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

#### Utilities

MAINS - Gas, Electricity, Water and Sewerage

#### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

