
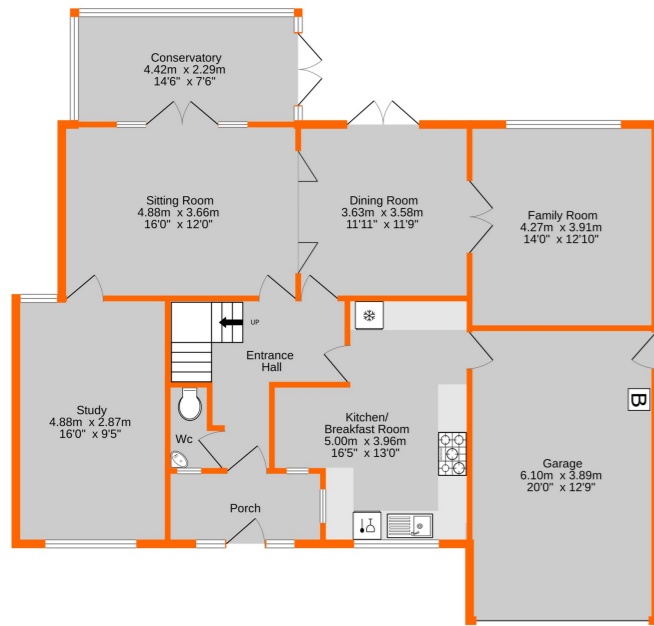


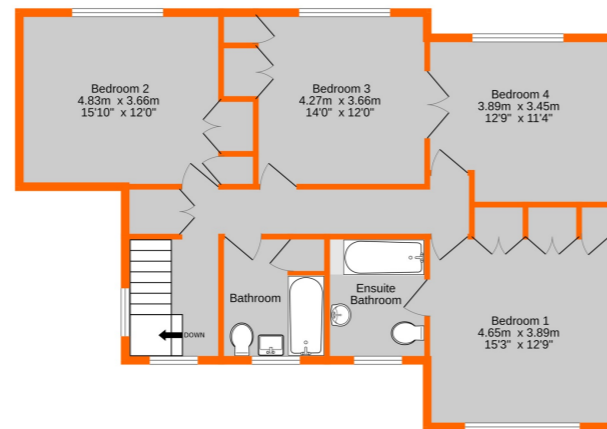
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Ground Floor



First Floor



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 216.4 sq.m. (2329 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Park Langley Office - 020 8658 5588

30 Kenwood Drive, Beckenham BR3 6QX

£1,250,000 Freehold

- Near Park Langley shops and Kelsey Park
- Four reception rooms plus conservatory
- Generous kitchen/breakfast room
- Lovely large garden with sunny aspect
- Impressive width to house and plot
- Four good bedrooms and two bathrooms
- Sought after location in cul-de-sac
- In-and-out drive and spacious garage

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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30 Kenwood Drive, Beckenham BR3 6QX

Occupying a substantial plot with in-an-out driveway, spacious garage and large rear garden, this detached family home has FOUR DOUBLE BEDROOMS and is extended to provide FOUR RECEPTION ROOMS on ground floor including a generous study, ideal to work from home. Conservatory overlooking garden with sunny westerly aspect and fitted kitchen/breakfast room with ample space for table. Generous main bedroom has en suite bathroom plus family bathroom and downstairs cloakroom. Replacement double glazing throughout and gas central heating with boiler in garage accessed via door from kitchen/breakfast room. Please contact our PARK LANGLEY OFFICE for an appointment to view this property and fully appreciate the advantages of its setting and the overall size of the accommodation and garden.

Location

Kenwood Drive is a very popular no-through road off Hayes Lane conveniently near the popular Park Langley shops on Wickham Road and Tesco Express by the roundabout. Gates to Kelsey Park are found on Wickham Road and the Langley Park Schools are less than a mile away. 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. In addition, Shortlands station is about a mile away and Eden Park station, just over a mile away, provides services to London Bridge and Charing Cross.



Ground Floor

Enclosed Porch

3.15m x 1.22m (10'4 x 4'0) quarry tiled floor, low level cupboard concealing gas meter, double glazed windows

Entrance Hall

3.96m max x 3.81m max (13'0 x 12'6) includes low level cupboard beneath stairs, radiator, parquet flooring

Cloakroom

white low level wc, corner wash basin with tiled splashback, double glazed window to porch

Kitchen/Breakfast Room

5.00m max x 3.96m max (16'5 x 13'0) good range of base cupboards and drawers beneath granite work surfaces plus integrated dishwasher, large stainless steel sink with mixer tap, Rangemaster cooker hood above Rangemaster Professional oven with 6-burner gas hob, integrated upright fridge/freezer with cupboard above, eye level cupboards and display cabinet, tiled floor extending to BREAKFAST AREA with space for table, radiator, double glazed windows to porch plus large double glazed window to front

Dining Room

3.66m x 3.51m (12'0 x 11'6) radiator, folding doors to sitting room, further double doors to family room, double glazed window above doors to terrace

Family Room

4.27m x 3.91m (14'0 x 12'10) radiator, double glazed window to rear

Sitting Room

4.88m x 3.66m (16'0 x 12'0) includes stone fireplace with display shelves and mantle, parquet flooring, radiator, double glazed panels beside doors to conservatory

Conservatory

4.42m x 2.29m (14'6 x 7'6) double glazed with large windows enjoying attractive views over garden and doors to one end accessing terrace

Large Study

4.88m x 2.87m (16'0 x 9'5) radiator, double glazed windows to front and rear

First Floor

Generous Landing

radiator, hatch to loft, deep linen cupboard, double glazed windows to front and side above stairs

Bedroom 1

4.65m max x 3.89m (15'3 x 12'9) includes built-in wardrobes to one wall, radiator beneath double glazed window to front

En Suite Bathroom

2.54m x 2.01m (8'4 x 6'7) white panelled bath with mixer tap having built-in Aqualisa shower over, pedestal wash basin, low level wc, tiled walls, radiator, double glazed window to front

Bedroom 2

4.83m max x 3.66m (15'10 x 12'0) includes built-in wardrobes, radiator beneath double glazed window to rear

Bedroom 3

4.27m max x 3.66m (14'0 x 12'0) includes built-in wardrobes, radiator beneath double glazed window to rear

Bedroom 4

3.89m max x 3.45m max (12'9 x 11'4) double doors to bedroom 3, radiator beneath double glazed window to rear

Second Bathroom

2.54m x 2.29m (8'4 x 7'6) white panelled bath with mixer tap and shower attachment having hinged screen over, pedestal wash basin with mixer tap, low level wc, radiator, airing cupboard with insulated hot water cylinder, wall tiling, extractor fan, double glazed window to front

Outside

Front Garden

brick paved in-and-out driveway providing parking for several cars with central area of lawn having brick edging, brick built wall to front and side boundary

Large Garage

6.10m x 3.89m (20'0 x 12'9) up and over door, painted floor, space for washing machine and tumble dryer, Potterton Profile wall mounted gas boiler, door to side and door to kitchen

Rear Garden

about 26m x 23m max to far end (85ft x 75ft) wonderful feature of the property enjoying the best of the afternoon sunshine with westerly aspect, paved terrace with doors out from conservatory and dining room, steps to paved pathway extending beside house and brick pathway leading to side access with gate to front driveway plus water tap and door to garage, garden then laid to lawn intersected by pathways with borders including established shrubs and plants plus timber shed/summerhouse to far corner

Additional Information

Council Tax

London Borough of Bromley Band G