



£700,000
Phoenix Drive
BR2

CURRAN & PINNER

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Phoenix Drive

BR2

- 4 Bedroom / 4 Bathroom Detached House
- Cul de Sac
- Off Street Parking
- Close to Hayes and Locksbottom





Located in a delightful cul de sac in Keston, this exceptional, 4 double bed roomed 4 bathroom detached family home, built in the mid 1960's is offered with No Onward Chain.

An ideal purchase for those with a discerning lifestyle and with a growing or established family given the catchment to Ravens Wood and Keston Primary Schools with Ravensbourne and Hayes Schools being close by. For those with a need to commute the property is located approximately 5 minutes driving distance from Hayes Railway Station offering regular services into Central London and The City via London Bridge, Waterloo, Cannon Street and Charing Cross with Orpington and Bromley South to also choose from. Local bus routes are also easily accessible.

Local shops can be found in Keston Village, on Station Approach in Hayes or at Locksbottom, Bromley Town Centre is just a short drive offering in excess of 400 retail units, incorporating department stores, bespoke clothing units and a vast array of fine dining and themed restaurants. Greenspace can be enjoyed at Ravensbourne Open space, Keston & Hayes commons and leisure amenities including Nuffield, Virgin, David Lloyd fitness centre and Langley Park golf course are all within easy reach.

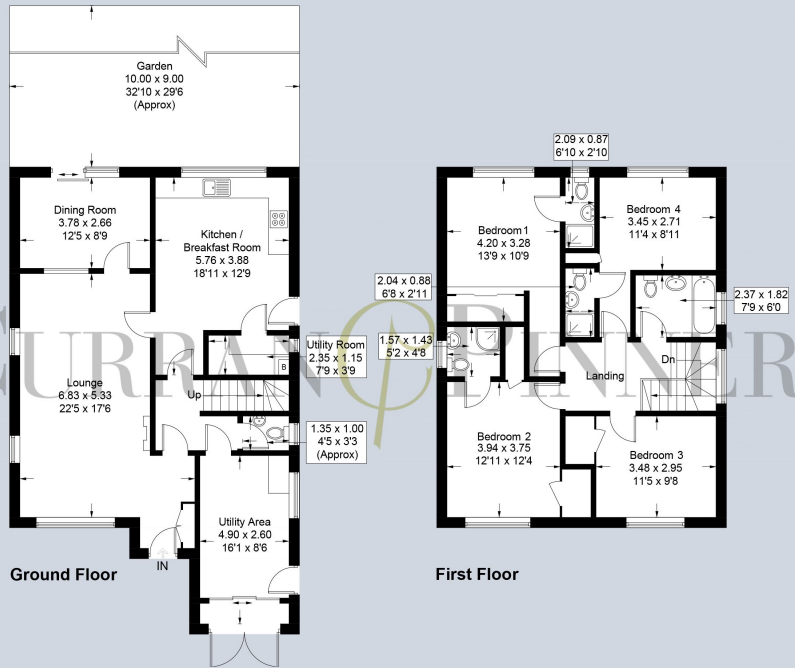


With a total internal floor area of approximately 165 m² / 1786 sq ft this property has been recently decorated to a good standard and is presented in excellent condition, the next family will likely put their own stamp on it.

From the entrance hall with cupboard leading to the Lounge, Dining Room with feature fireplace and downstairs WC, the property flows beautifully and encompasses a view and access via patio doors to the rear garden from the Dining Room. This property needs to be viewed to fully appreciate the extensive opportunities offered.

Internally, the property is neutrally decorated with consistent and contemporary toned themes, the ground floor features mostly Parquet flooring throughout. The Kitchen / Breakfast Room offers wall and base units and a range of partial integrated appliances including gas hob burner, door to the rear garden, Pantry/Utility room and access to staircase. The garage has been partially converted into an additional utility area with side access.

The first floor offers 4 Double Bedrooms, 3 have en suite shower rooms with either fitted



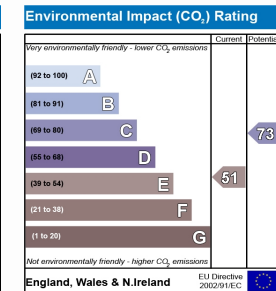
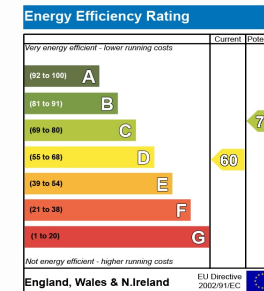
165.9 Square Metres
1786 Square Feet

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Lounge 5.33m x 6.83m (17' 6" x 22' 5")
- Dining Room 2.66m x 3.78m (8' 9" x 12' 5")
- Kitchen / Breakfast Room 3.88m x 5.76m (12' 9" x 18' 11")
- Bedroom 1 3.28m x 4.20m (10' 9" x 13' 9")
- En Suite 0.87m x 2.09m (2' 10" x 6' 10")
- Bedroom 2 3.75m x 3.94m (12' 4" x 12' 11")
- En Suite 2 1.43m x 1.57m (4' 8" x 5' 2")
- Bedroom 3 2.95m x 3.48m (9' 8" x 11' 5")
- En Suite 3 0.88m x 2.04m (2' 11" x 6' 8")
- Bedroom 4 2.71m x 3.45m (8' 11" x 11' 4")
- Bathroom 1.82m x 2.37m (6' 0" x 7' 9")
- Utility Area 2.60m x 4.90m (8' 6" x 16' 1")
- Utility F



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