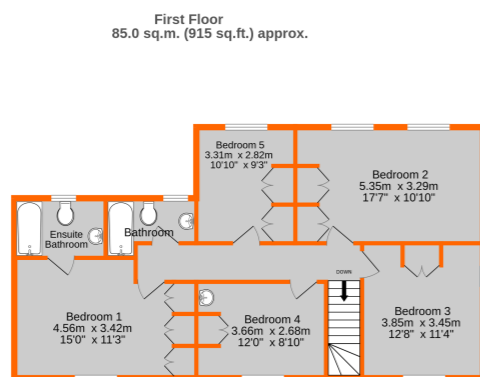
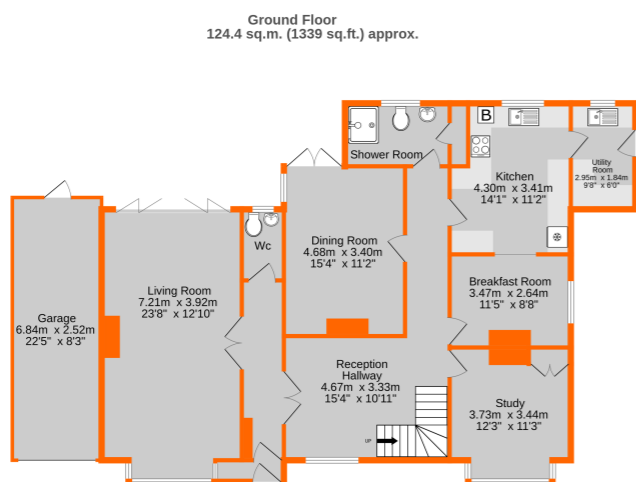




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage Sq.M Not Included In The Total Approx. Floor Area
TOTAL FLOOR AREA : 209.4 sq.m. (2253 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

Quietways, Keston Avenue, Keston, Kent BR2 6BH

£1,100,000 Freehold

- Charming Five Bedroom Detached.
- Shower Room & 2 Bathrooms.
- Kitchen & Utility Room.
- Two Garages Plus Parking One Car.
- Four/Five Reception Rooms.
- Short Walk Keston Village.
- Established Garden To Three Sides.
- Near Keston Primary School.

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



Quietways, Keston Avenue, Keston, Kent BR2 6BH

Charming five bedroom detached family home (about 2253 Sq. Ft.), offering an abundance of character, a short walk from Keston Village with its shops, coffee shop and two pubs. Keston Primary School is off Lakes Road and Hayes and Keston Common are within walking distance. Delightful double aspect 23' 8" x 12' 10" living room with bi folding doors to the garden and a wood burning stove, charming L shape reception hallway, dining room and study. Separate breakfast room with an opening to the kitchen, appointed with cream fitted units with a matching dresser unit. Off the kitchen is the utility room. White suite shower room to the ground floor and two bathrooms (one en-suite) to the first floor. The hallway, living room and dining room all have attractive wood block parquet flooring. Gas fired heating with radiators and double glazing. Plot of about 0.2 of an acre with garden to three sides, with lawn areas, established mature shrubs and trees. Paved terrace to the rear of the living room with a pergola over for summer dining. Two garages, one to the side of the house and the other to the rear of the garden, accessed via double gates off Lakes Road.

Location

Keston Avenue is a private road running between Heathfield Road and Lakes Road. Keston Primary School is a short walk away off Lakes Road. Keston Village offers bus services on Heathfield Road, a few shops, coffee shop and two pubs. Other local schools include Ravenswood and Hayes Secondary schools. Hayes Station and shops in Station Approach are about 1.5 miles away. Bromley High Street is about 3 miles away with The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Hayes Common can be accessed off Commonsides and Keston Common with Keston ponds off Fishponds Road.



Ground Floor

Entrance Porch

Via covered porch with light and front door to:

Hallway

4.47m x 1.18m (14' 8" x 3' 10") With door mat and glazed door, radiator, wood block parquet flooring, coving, glazed double doors to reception hallway and to living room

Cloakroom

1.83m x 1.23m (6' 0" x 4' 0") Double glazed leaded light rear window, part tiled walls, tiled floor, coloured low level w.c. and wash basin, coving

Living Room

7.21m into bay x 3.92m into alcoves (23' 8" x 12' 10") Double glazed bi folding doors to garden, double glazed leaded light front bay window, two double radiators, wood block parquet flooring in a herringbone design, coving, wood burning stove on a slate hearth, built in book case

Reception Hallway

4.67m x 3.33m (15' 4" x 10' 11") plus 4.79m x 0.72m (15' 9" x 2' 4") L shape with double glazed leaded light front window, radiator, picture rail, staircase to first floor, engineered oak flooring

Study

3.73m into bay and alcove x 3.44m (12' 3" x 11' 3") Double glazed leaded light front window, double radiator, picture rail, double louvre fronted cupboard with cupboard above, further shelved double cupboard

Dining Room

4.68m x 3.4m (15' 4" x 11' 2") Double glazed doors to rear to garden, double glazed leaded light side window, gas fire in a wooden painted fire surround, double radiator, coving, wood block parquet flooring in a herringbone design, low level double storage cupboard to one alcove

Shower Room

3.01m x 1.79m (9' 11" x 5' 10") Double glazed leaded light rear window, tiled shower with a chrome shower and hand shower, glass screen, chrome ladder style towel rail/radiator, white low level w.c. and wash basin with a chrome mixer tap, two part tiled walls, tiled floor

Breakfast Room

3.47m x 2.64m into alcoves (11' 5" x 8' 8") Double glazed leaded light side window, double low level cupboard with shelving above to one alcove, feature fireplace, picture rail, engineered oak floor, opening to:

Kitchen

3.41m reducing to 2.78m (9' 1") x 4.3m (11' 2" x 14' 1") Double glazed leaded light rear window, appointed with cream fitted wall and base units and drawers, wood effect work surface, white 1 1/2 sink with drainer with a chrome mixer tap, space for oven and fridge, dresser style unit to match the kitchen, wall tiling between work surface and wall units, plumbing/space for dishwasher, base unit housing the Potterton Kingfisher boiler, tiled floor, glazed door to:

Utility Room

2.95m x 1.84m (9' 8" x 6' 0") Double glazed leaded light rear window, part glazed side door to garden, louvre fronted storage cupboard, white wall and base units, laminate work top, stainless steel sink and drainer, tiled floor, shelving to recess, plumbing/space for washing machine, space for tumble dryer

First Floor

Landing

6.7m x 1m (22' 0" x 3' 3") Engineered wood flooring, access to loft via aluminum ladder

Bedroom 1

4.56m plus wardrobes x 3.42m (15' 0" x 11' 3") Double glazed leaded light dormer window to front, double radiator, double and single fitted wardrobe plus shelved cupboard to one end, glazed door to:

En Suite Bathroom

2.60m x 1.69m (8' 6" x 5' 7") Double glazed leaded light rear dormer window, radiator, white suite of double ended bath with a chrome mixer tap/hand shower, white low level w.c. and wash basin in a vanity unit with two drawers beneath

Bedroom 2

5.35m x 3.29m (17' 7" x 10' 10") Two double glazed leaded light rear windows, double radiator, two triple wardrobes with high level cupboards above

Bedroom 3

3.85m x 3.45m (12' 8" x 11' 4") Double glazed leaded light side window, double glazed leaded light front dormer window, double radiator, double wardrobe with double cupboard above

Bedroom 4

3.66m x 2.68m (12' 0" x 8' 10") Double glazed leaded light front dormer window, corner wash basin, double fitted wardrobe with hanging and shelving, desk with four drawers and shelving

Bedroom 5

3.31m x 2.82m (10' 10" x 9' 3") Double glazed leaded light rear dormer window, double radiator, fitted shelving, cupboards and drawers to one wall

Bathroom

2.60m x 1.31m increasing to 1.7m to bath (5' 7") (8' 6" x 4' 4") Double glazed leaded light rear window, radiator, coloured suite of bath with a mixer tap/hand shower and Aqualisa shower to one end, low level w.c. and pedestal wash basin, radiator, shaver point

Outside

Rear Garden

Paved terrace to rear of living room with a pergola over for summer dining, established shrub/flower borders and trees, shaped lawn, paved path and side gate to Lakes Road, side garden with lawn, shrubs and trees, timber shed, apple tree

Garage

6.84m x 2.52m (22' 5" x 8' 3") Rear door to garden, up and over door, power points

Garage 2

Garage to rear of garden via double gates off Lakes Road

Additional Information

Council Tax

London Borough of Bromley - Band G