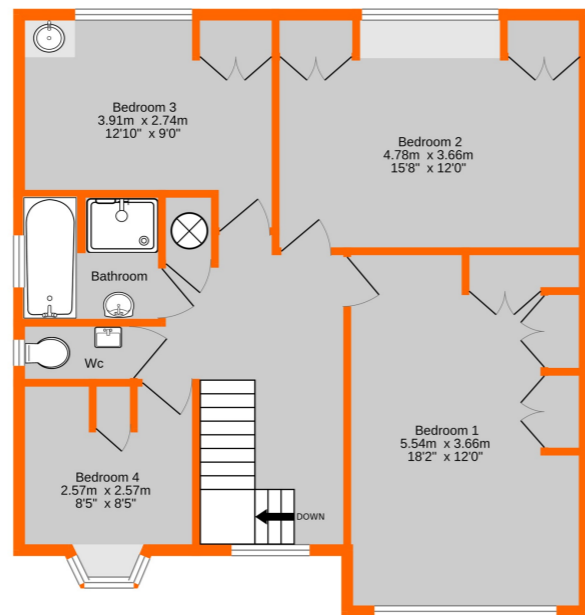
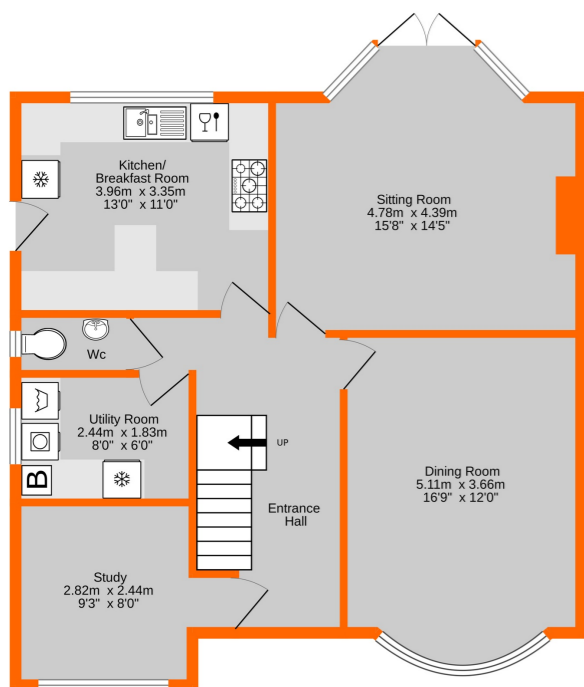


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
76.4 sq.m. (822 sq.ft.) approx.

1st Floor
75.5 sq.m. (813 sq.ft.) approx.



TOTAL FLOOR AREA : 151.9 sq.m. (1635 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

79 Kenwood Drive, Beckenham BR3 6QZ

£1,100,000 Freehold

- Charming detached house with character
- Kitchen/breakfast room and utility room
- Four generous bedrooms off lovely landing
- Double glazing and gas central heating
- Easy access to popular Park Langley shops
- Good size dining room and sitting room
- Bathroom, separate wc and cloakroom
- Attractive garden with southerly aspect

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

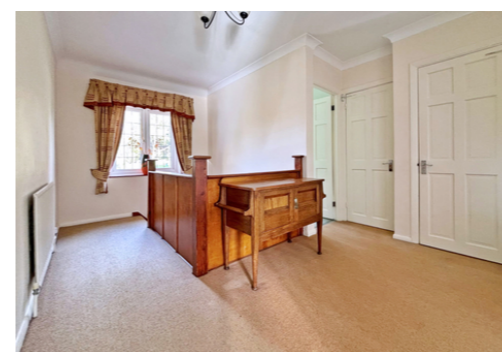


79 Kenwood Drive, Beckenham BR3 6QZ

Detached house in sought after location on no-through road with little passing traffic near the popular Park Langley shops and Kelsey Park. Built to a handsome design, the property offers character accommodation with lovely panelled hall having parquet flooring. Other than a garage conversion to create a study, ideal to work from home and separate utility room, the house still retains the original layout with main rooms of good proportions and plenty of scope for extension, subject to planning permission and other required consents. Two elegant reception rooms plus study and kitchen/breakfast room with views over garden. The good size bedrooms are a feature, plus bathroom and separate wc off the attractive landing. Driveway parking for several cars and garden with southerly aspect having useful shed/studio plus raised terrace with barbecue area.

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 where there is also a Tesco Express.



Ground Floor

Entrance Hall

4.78m x 2.31m (15'8 x 7'7) plus area with doors to utility room and cloakroom, panelled walls beneath plate rail, attractive wood block flooring, cupboard beneath stairs, covered radiator, double glazed window beside front door

Cloakroom

white low level wc with concealed cistern, wash basin, wall tiling, mirror above basin, window to side

Sitting Room

4.78m x 4.39m max (15'8 x 14'5) open limestone fireplace to end wall, covered radiator, attractive bay with full height double glazed windows beside doors to garden

Dining Room

5.11m x 3.66m (16'9 x 12'0) good proportions with wood block flooring, curved radiator set into bay with double glazed windows to front

Study

2.82m x 2.44m (9'3 x 8'0) plus recess by door, fitted bookshelves, radiator, double glazed window to front

Kitchen/Breakfast Room

3.96m x 3.35m (13'0 x 11'0) base cupboards and drawers plus space for dishwasher beneath work surfaces extending to breakfast bar, 1½ bowl single drainer stainless steel sink with mixer tap, cooker hood above range cooker with eight burner gas hob, two large ovens and grill, space for upright fridge/freezer, eye level cupboards, display shelves and tall storage cupboard, wall tiling, radiator, double glazed window to rear and part glazed door to side

Utility Room

2.44m x 1.83m (8'0 x 6'0) L-shaped work surface with base cupboard below plus space for washing machine, tumble dryer and fridge, eye level cupboards and shelves, wall tiling, Worcester wall mounted gas boiler, space for upright fridge or freezer, double glazed window to side

Firts Floor

Spacious Landing

3.28m max x 4.57m max (10'9 x 15'0) radiator, double glazed window to front, airing cupboard with hot water cylinder, large hatch with pull down ladder to loft with boarded floor

Bedroom 1

5.54m x 3.66m (18'2 x 12'0) includes three built in double wardrobes, radiator beneath large double glazed window to front

Bedroom 2

4.78m x 3.66m (15'8 x 12'0) fitted double wardrobe with cupboard above, matching double cupboard and desk unit with base cupboards and drawers, radiator, large double glazed window to rear overlooking garden

Bedroom 3

3.91m x 2.74m (12' 10" x 9') fitted double wardrobe/cupboard to one corner with cupboard above, wash basin set into base unit with cupboard below, radiator, double glazed window to rear

Bedroom 4

2.57m x 2.57m (8'5 x 8'5) includes fitted wardrobe beside recess for bed with high level cupboards above, wash basin with mixer set into base unit with cupboard below, radiator, base cupboard beneath double glazed bay window to front

Bathroom

bath with mixer tap, pedestal wash basin with mixer tap, double shower cubicle with folding door, tiled walls, shaver point, heated ladder towel rail, ceramic tiled floor, double glazed window to side

Separate WC

white low level suite with concealed cistern, wash basin, wall tiling, double glazed window to side

Outside

Front Garden

lawn beside double width paved driveway providing off road parking for several cars, paved path to gate providing access to covered area beside house for storage

Rear Garden

about 24m x 12m (80ft x 40ft) enjoying sunny southerly aspect with raised full width paved terrace having barbecue area and useful store cupboard to one side, paved side access with gate to front garden, water tap and outside lights, steps to lawn with borders including established shrubs and plants, paved path to one side leading to Timber Shed/Studio 3.53m x 2.92m (11'7 x 9'7) with light and power, windows to three sides and door to garden, additional shed beyond studio plus composting area to far corner

Additional Information

Council Tax

London Borough of Bromley - Band G

