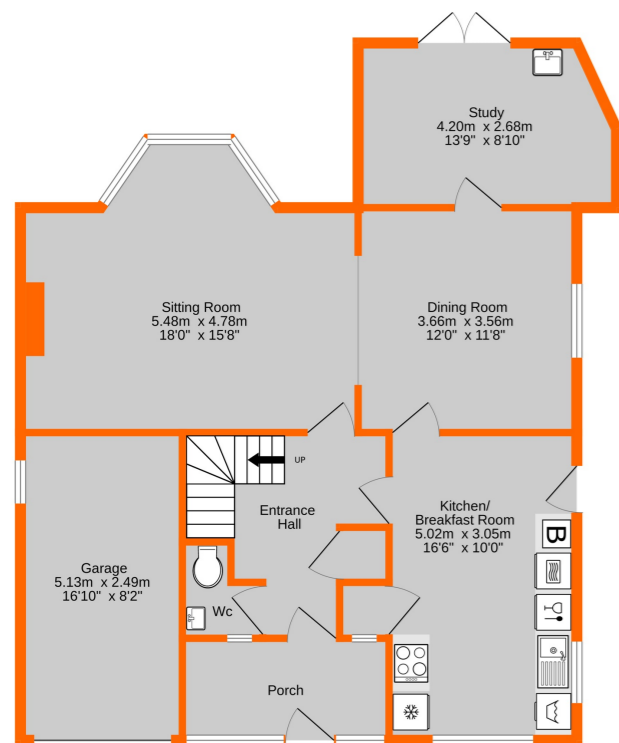


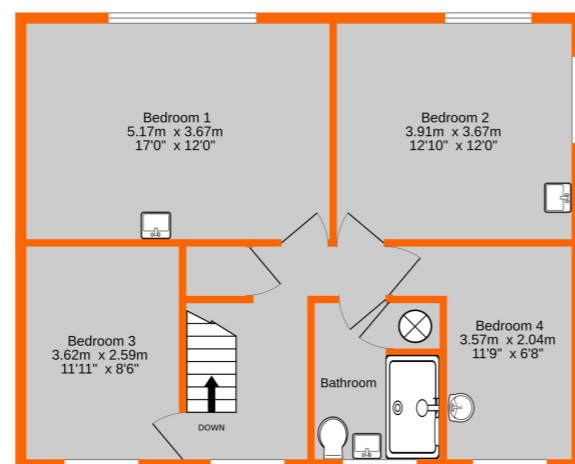
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
78.0 sq.m. (840 sq.ft.) approx.



1st Floor
65.8 sq.m. (708 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 143.8 sq.m. (1548 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



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

106 Kenwood Drive, Beckenham, Kent BR3 6RA

£1,065,000 Freehold

- Delightful detached offered CHAIN FREE
- Vicinity of Langley Schools and Clare House
- Bright and spacious kitchen/breakfast room
- Secluded garden with southerly aspect
- Peaceful setting with little passing traffic
- Large sitting room, dining room and study
- Four bedrooms and re-appointed bathroom
- Good plot with easy parking and 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.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee 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



106 Kenwood Drive, Beckenham, Kent BR3 6RA

Occupying a lovely plot with 43m/140ft secluded rear garden enjoying sunny southerly aspect with hidden area to far end. Spacious detached house available CHAIN FREE with good family accommodation in comfortable condition to move in but with scope for future updating, improvement or possible extension, subject to planning permission. Bathroom has recently been re-appointed as shower room, plus four bedrooms including very generous main bedroom. Enclosed porch, entrance hall and cloakroom plus bright and spacious kitchen/breakfast room. Generous sitting room open plan to dining room with study beyond offering adaptable usage. Garage and easy parking on extensive drive and also the road. Please contact our PARK LANGLEY OFFICE for a viewing.

Location

Kenwood Drive is a very sought after no-through road off Hayes Lane about a mile from Shortlands station and convenient for popular local shops and gates to Kelsey Park on Wickham Road, by the Park Langley roundabout along with a Tesco Express. The Langley Park Schools are about a mile away whilst Claire House primary is less than a quarter of a mile from the property. Beckenham High Street is just approximately 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.



Ground Floor

Enclosed Porch

3.12m x 1.32m (10'3 x 4'4) large double glazed windows either side and above door from driveway

Entrance Hall

3.59m max x 3.33m max (11'9 x 10'11) to include cupboard beneath stairs, coat cupboard, radiator

Cloakroom

white low level wc, wash basin, wall tiling, window to porch

Kitchen/Breakfast Room

5.02m x 3.05m (16'6 x 10'0) plus larder cupboard with window to porch, base cupboards, drawers, Ideal Mexico boiler and space for both washing machine and dishwasher beneath work surfaces, inset stainless steel sink and drainer with mixer tap and filtered water tap, Gaggenau extractor hood above 4-ring ceramic hob, Bosch electric double oven, space for fridge/freezer, wall tiling, pair of large double cupboards to breakfast area providing space for table, double glazed windows to front plus double glazed window and door to side

Sitting Room

5.48m x 4.78m max into bay (18'0 x 15'8) tiled fireplace surround and hearth, attractive bay with shaped radiator beneath double glazed window to rear

Dining Room

3.66m x 3.54m (12'0 x 11'7) wide opening to sitting room, radiator beneath double glazed window to side

Study

4.2m max x 2.68m max (13'9 x 8'10) pedestal wash basin with tiled splashback, shower cubicle, radiator, double glazed doors to garden

First Floor

Landing

3.6m max x 1.94m max (11'10 x 6'4) plus area by bathroom, includes fitted cupboard, large trap to loft, double glazed window to front

Large Bedroom 1

5.17m x 3.67m (17'0 x 12'0) pedestal wash basin, radiator beneath double glazed window to rear

Bathroom

2.56m x 2.23m (8'5 x 7'4) now re-appointed as shower room with large walk-in shower having glazed screen and Aqualisa controls, white low level wc, splashback above wash basin with mixer tap having drawer beneath, chrome heated towel rail, airing cupboard housing hot water cylinder with slatted shelves above, downlights, extractor fan, double glazed window to front

Bedroom 2

3.91m x 3.67m (12'10 x 12'0) pedestal wash basin, radiator, double glazed window to side and rear

Bedroom 3

3.62m x 2.59m (11'11 x 8'6) radiator beneath double glazed window to front

Bedroom 4

3.57m x 2.04m (11'9 x 6'8) plus recess by door, pedestal wash basin with tiled splashback, radiator beneath double glazed window to front

Outside

Front Garden

brick pavior driveway providing parking for several cars, area of lawn and beautifully planted to front and side

Garage

5.13m x 2.49m (16'10 x 8'2) up and over door, power and light, gas and electricity meters, fuse box, window to side

Rear Garden

about 43m (140ft) in length, attractively landscaped with paved terrace having steps from study and further raised terrace by sitting room, gated side access by garage and larger area beside kitchen with brick built store cupboards and another gate to front garden, lawn beyond terrace secluded for privacy with shrubs, timber shed and hidden area to far end with stepping stone pathway beside greenhouse, further lawn and suntrap beside pergola, vegetable beds and fruit trees

Additional Information

Council Tax

London Borough of Bromley - Band G