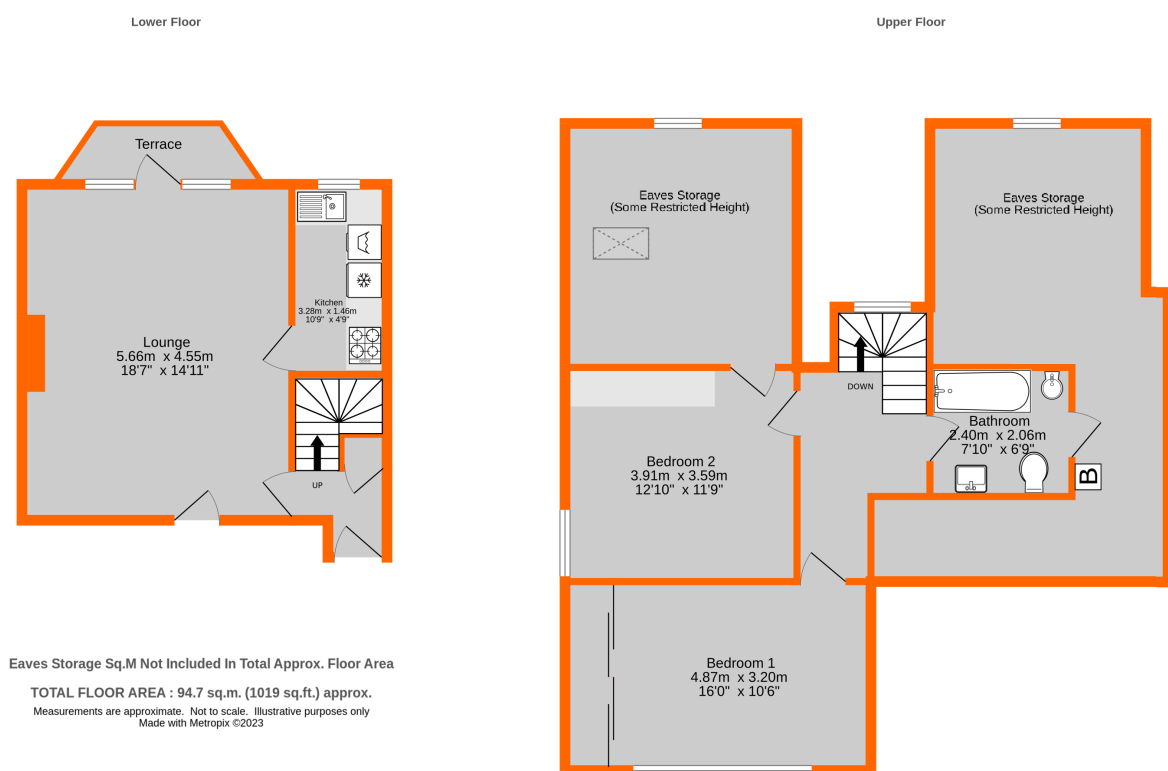


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

Flat 6 Ladycroft, 58 Heathfield Road, Keston, Kent BR2 6BE

£375,000 Share of Freehold

- 1904 Built Conversion Flat.
- Allocated Residents Parking.
- Quirky Property With Scope to Improve.
- Walking To Keston Village Green.
- Two Double Bedrooms.
- Large Lounge With Terrace.
- Open Fire & Central Heating.
- Split Level Accommodation.

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



Flat 6 Ladycroft, 58 Heathfield Road, Keston, Kent BR2 6BE

Situated within walking distance of Keston village green and local independent shops, is this quirky two double bedroom, conversion property in this detached building, believed to be built around 1904. Large communal entrance with galleried landing leads you to the first floor where you will find a generous lounge with open fire and terrace, which enjoys views over the rear and surrounding countryside, fitted kitchen with space for appliances, two double bedrooms, the main bedroom having a large walk in eaves storage, white fitted bathroom suite with a second large walk in eaves storage. The property has double glazing where listed and gas fired central heating. Outside the communal gardens are mature with tree and shrubs, allocated residents parking to the front gravel driveway and an extended lease. The property does offer some scope for improvement and would make an ideal home in the heart of Keston Village.

Location

Heathfield Road runs between Westerham Road and Fox Lane. Local Schools include the sought after Keston Primary School on Lakes Road and Hayes Secondary School (Ofsted outstanding) on West Common Road. Local village shops include a Post Office with general store, hairdressers and barber, as well as 'Heathfields' cafe/bar and 'Daisy Grey' opposite the green on Commons side. Bus services pass along Heathfield Road. Bromley High Street with The Glades Shopping Centre and Bromley South Station is about 3.1 miles away.



Ground Floor

Communal Entrance

Original hardwood door into communal entrance, galleried landing and staircase to:

First Floor Landing

Entrance Hall

Door from communal landing, under stairs coat storage, door into:

Lounge

5.66m x 4.55m (18' 7" x 14' 11") Double glazed door to terrace with double glazed side windows with views over the rear and countryside, coved cornice, ceiling rose, open fire with wooden surround and tiled hearth, dado rail, double radiator, door into

Terrace

With views over the rear communal gardens and towards the countryside

Kitchen

3.28m x 1.46m (10' 9" x 4' 9") Double glazed window to rear, range of fitted wood effect wall and base units with drawers, sink with mixer tap, space and plumbing for washing machine and dishwasher, electric stainless steel oven, five ring gas hob, electric panel heater, storage recess, flooring as laid

Stairs to First Floor landing

Bedroom 1

Double glazed window to front, radiator, range of built in sliding mirror wardrobes to one wall with hanging and storage space, spot lights

Bedroom 2

3.91m x 3.59m (12' 10" x 11' 9") Double glazed window to side, storage recess with shelves, radiator, access to loft, door to

Eaves Storage

4.07m x 2.13m (13' 4" x 7' 0") Walk in eaves recess, Velux roof window, double glazed window to rear, wood panelled ceiling, radiator, some restricted height. We understand the eaves storage is for access only.

Bathroom

2.40m x 2.06m (7' 10" x 6' 9") White fitted patterned suite with bath and gold effect bath shower mixer, bidet, vanity basin with cast iron stand, low level W.C, part tiled walls, spot lights, radiator, door to

Second Eaves Storage

4.11m x 2.14m (13' 6" x 7' 0") Walk in eaves recess with glazed window to rear, wall mounted combination boiler with additional storage area (unmeasured), some restricted height. We understand the eaves storage is for access only.

Outside

Communal Garden

Gravel pathway to side of the main building providing access to the rear communal garden, trees and shrubs, grassed area

Parking

We understand that the property benefits from allocated parking at the front of the building on the gravel driveway.

Additional Information

Lease

Share of Freehold - 999 years from 2006 - To Be Confirmed

Maintenance

£496.80 Per annum including building insurance - To Be Confirmed

Agents Note

Details of the lease, maintenance etc, should be checked with your legal representative prior to exchange of contracts.

Council Tax

London Borough of Bromley - Band D