

Beckenham/Bromley

143b Westmoreland Road
Bromley
Kent BR2 0TY

T: 020 8464 3030

E: parklangley@edmund.co.uk



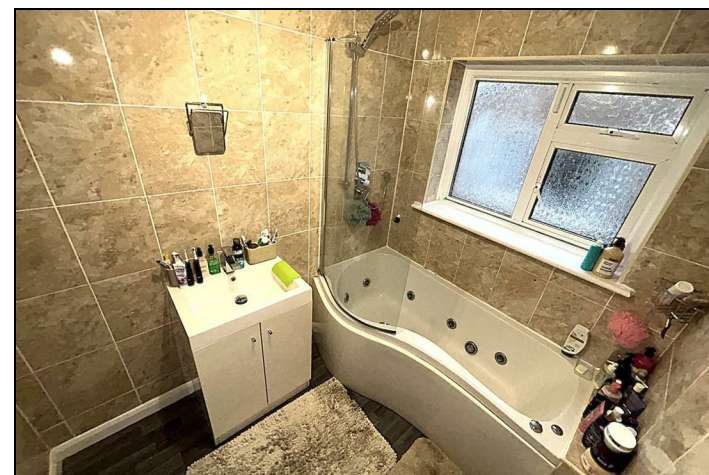
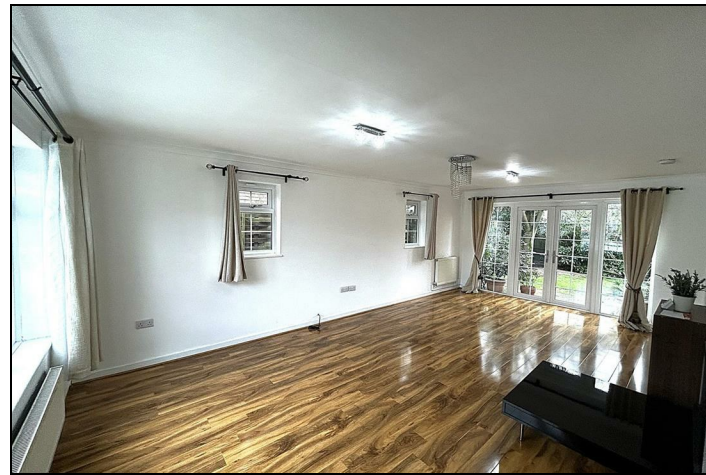
Offices also at:

Green St Green
T: 01689 850136

Orpington
T: 01689 821904

Petts Wood
T: 01689 819991

Lettings
T: 01689 850983



16 Phoenix Drive, Keston, Kent, BR2 8HS

FREEHOLD

£825,000

'Chain Free' modernised and extended four bedroom detached house located in a quiet cul de sac close to shops, good local schools and transport links as well as wonderful walks in the countryside. The property consists of four bedrooms, family bathroom and separate WC upstairs with a 23' x 12'8 family room, sitting room, 21'2 x 13' kitchen/diner and wet room downstairs. The rear garden extends to approximately 40' with large patio and laid lawn area and storage area to side. The front provides a brick paved driveway with off street parking for two cars which could be extended into the laid lawn area if required. Ideal family home in a quiet yet central location.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
61	76
England & Wales	
EU Directive 2002/91/EC	

- 'CHAIN FREE'
- **FOUR BEDROOMS**
- **21'2 X 13' KITCHEN/DINER**
- **FAMILY BATHROOM & WET ROOM**
- **CLOSE TO RAVENSBOURNE SCHOOL**
- **MODERNISED & EXTENDED**
- **23' X 12'8 FAMILY ROOM**
- **SITTING ROOM**
- **OFF STREET PARKING AND REAR GARDEN**
- **QUIET CUL DE SAC**

PORCH 5' x 4' (1.52m x 1.22m)

Double glazed front double with double glazed window to side and cloaks area.

FAMILY ROOM 23' x 12'8 (7.01m x 3.86m)

Double glazed window to front, two double glazed windows to side and double glazed French doors with double glazed windows either side to rear leading to patio. Coving, two radiators, polished wood effect laminate flooring and inset pebble effect gas feature fireplace.

SITTING ROOM 16'4 x 8'5 (4.98m x 2.57m)

Double glazed window to front and opaque double glazed window to side. Polished wood effect laminate flooring.

KITCHEN/DINER 21'1" x 12'11" (max) (6.45m x 3.96m (max))

Open plan kitchen diner comprising:

FITTED KITCHEN AREA

Double glazed window to rear and ceramic tiled floor. Range of modern wall and base units with stone work surfaces over, 1.5 bowl sink with mixer tap and drainer, integrated four ring gas hob with extractor hood over and two integrated electric ovens. Space for American style fridge freezer, washing machine and dishwasher.

DINING AREA

Double glazed window and door to side, tiled floor, under stair storage and cupboard housing wall mounted Worcester Bosch combination boiler. Wash hand basin on vanity unit and chrome ladder towel warmer.

WET ROOM 5' x 2'6 (1.52m x 0.76m)

Opaque double glazed window to side, full tiled walls and floor, wall mounted shower with hand wand and low level WC with vanity wash hand basin over.

LANDING 13'5 x 5'9 (4.09m x 1.75m)

Double glazed window to side, linen and storage cupboards and loft access hatch.

BEDROOM ONE 13' x 12'3 (to wardrobes) (3.96m x 3.73m (to wardrobes))

Double glazed window to front, coving, radiator and set of fitted wardrobes.

BEDROOM TWO 12'3 x 9'1 (max) (3.73m x 2.77m (max))

Double glazed window to rear, coving, radiator and fitted double wardrobes.

BEDROOM THREE 11'5 x 9'9 (3.48m x 2.97m)

Double glazed window to front, coving, radiator and fitted double wardrobes.

BEDROOM FOUR 10'6 x 10'6 (3.20m x 3.20m)

Double glazed window to rear, coving, radiator and set of fitted wardrobes.

FAMILY BATHROOM 7'6 x 6'1 (2.29m x 1.85m)

Opaque double glazed window to side, fully tiled walls and wood effect Vinyl flooring. 'P' bath with body jets and wall mounted shower, hand wand and screen, wash hand basin on vanity unit and chrome ladder towel warmer.

SEPARATE WC 5'1 x 4'1 (1.55m x 1.24m)

Opaque double glazed window to rear, low level WC and pedestal wash hand basin with local tiling.

REAR GARDEN approx 40' (approx 12.19m)

Patio area leads to laid lawn with mature tree and shrub borders. Outside tap, light and side access gate and storage to one side.

FRONTAGE

Driveway providing off street parking for two cars with laid lawn and mature shrub borders.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 134sqm (Approx 1442sqft)

COUNCIL TAX BAND 'G'

Directions

From the Garden Centre at the Keston Mark cross roads proceed along the Croydon Road towards West Wickham. Phoenix Drive is the second turning on the left and the property is approximately half way down on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024