



## Hassock Wood, Keston

**Freehold**

**£1,200,000**

---

This is a beautiful four bedroom detached family, which offers a stunning 150' x 150' garden and is set in this delightful cul de sac, close to Keston Village. Call now to book your viewing appointment.

## Property Features

- Detached Family Home
- Four bedrooms
- 150' x 150' Garden (Approx)
- Stunning Cul-De-Sac
- Close to Keston Village

- Chain Free Sale

## Property Description

### FRONT

Paved driveway parking leading up to front door with access into:

### HALLWAY

### RECEPTION ONE

23' 9" x 11' 8" (7.24m x 3.56m)

### RECEPTION TWO

12' 8" x 11' 1" (3.86m x 3.38m)

### STUDY

8' 5" x 7' 3" (2.57m x 2.21m)

### CLOAKROOM

### KITCHEN

12' 9" x 12' 2" (3.89m x 3.71m)

### UTILITY ROOM

17' 2" x 6' 4" (5.23m x 1.93m)

### STAIRS TO FIRST FLOOR LANDING

### LANDING

### BEDROOM ONE

14' x 13' 9" (4.27m x 4.19m)

### ENSUITE

8' 2" x 5' 4" (2.49m x 1.63m)

### BEDROOM TWO

12' 7" x 12' 2" (3.84m x 3.71m)

### BEDROOM THREE

10' x 10' (3.05m x 3.05m)

### BEDROOM FOUR

10' 6" x 6' 9" (3.2m x 2.06m)



### BATHROOM

8' 8" x 6' 7" (2.64m x 2.01m)

### GARDEN

150' x 150' Approx. (45.72m x 45.72m)

### GARAGE

18' 7" x 17' 4" (5.66m x 5.28m)

### DIRECTIONS

From Station Sq, BR5 1NA turn right to stay on Station Sq and continue onto Fairway then turn right onto Tudor Way. At the roundabout, take the 1st exit onto Towncourt Lane onto the next roundabout and take the 2nd exit onto Crofton Lane & go through one roundabout. At the next roundabout, take the 2nd exit onto Crofton Road. Turn right onto Farnborough Common, left at the 1st cross street on Croydon Road then left onto Westerham Road, right onto Rolinsden Way then right onto Hassock Wood.

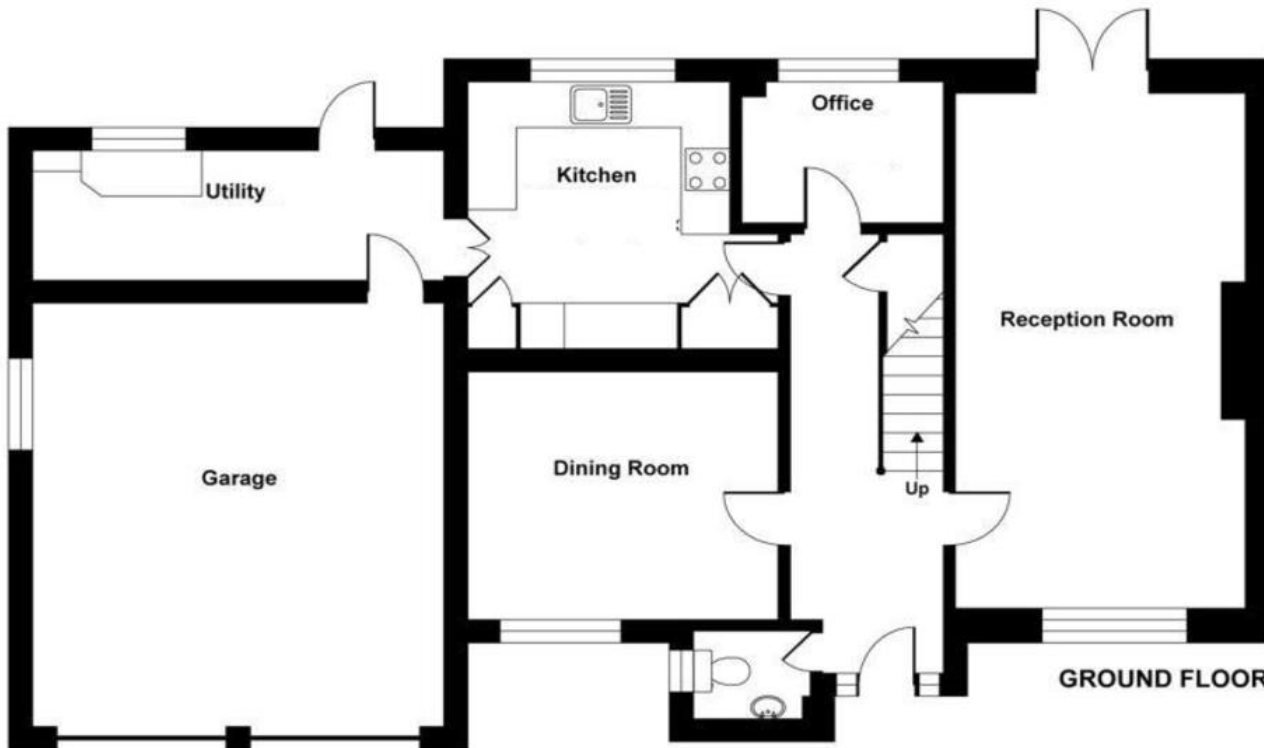
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		



Garden



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Local Authority: Bromley London Borough Council

Council Tax Band: Band G

Viewings: Strictly by appointment only



rightmove Zoopla.co.uk

26 Station Square  
Petts Wood  
Kent  
BR5 1NA

Tel: 01689 819991  
Email: pettswood@edmund.co.uk  
Web: www.edmund.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.