



Lakes Road, Keston, Kent BR2 6BN

Freehold

£1,200,000

Contemporary five bedroom detached house which is one of a pair of bespoke new build properties by Keston Homes, a boutique developer renowned for high quality build and specifications. Set in the highly sought after village of Keston, which is in easy reach of the M25, Bromley, Croydon and Biggin Hill airport as well as local services including cafes, bar/restaurants, post office and fishing lake. The accommodation itself is approached via a large driveway providing ample off street parking and electric vehicle charging point. Inside there is 2135sqft/198sqm of living space comprising 20' 9 x 20' 8 kitchen/breakfast room with walk in larder and utility room, cloakroom, 23' x 13' 8 living room, master bedroom with fitted wardrobes and en suite, four further bedrooms and two bathrooms with 150' garden to rear. Benefits include Velfac windows, porcelain tiles, column radiators, Villeroy & Boch sanitary ware, Grohe sanitary fittings, Bosch kitchen appliances and solar panels.

Property Features

- NEW BUILD FIVE BEDROOM DETACHED
- 150' REAR GARDEN
- VILLEROY & BOCH SANITARY WARE WITH GROHE FITTINGS
- INTEGRATED BOSCH KITCHEN APPLIANCES
- CLOSE TO GOOD SCHOOLS, SHOPS & RESTAURANTS
- AMPLE PRAKING WITH EV CHARGING POINT & SOLAR PANELS
- WORCESTER BOSCH BOILER
- 10 YEAR ADVANTAGE STRUCTURAL DEFECTS WARRANTY

Property Description

ENTRANCE HALL

17' 3" x 6' 6" (5.26m x 1.98m)

Hardwood front door leads into spacious entrance hall with opaque double glazed window to front, column radiator, wall thermostat, mains smoke alarm and down lights. Telephone and broadband points and herringbone style wood flooring.

LIVING ROOM

23' x 13' 8" (7.01m x 4.17m)

Double glazed bay window to front, four column radiators and wall lights. Satellite TV, TV aerial and broadband points, plus high level socket, Satellite TV, TV aerial and broadband points for wall mounted TV.

CLOAKROOM

7' 1" x 3' (2.16m x 0.91m)

Opaque double glazed window to side, column radiator, herringbone style wood flooring and down lights. Wall mounted sink with Grohe mixer tap on vanity unit with storage below and tiled splashback with mirror above. Low level WC and extractor fan.

KITCHEN/BREAKFAST ROOM

20' 9" x 20' 8" (6.32m x 6.3m)

Two opaque high level windows to side, double glazed window and sliding doors to rear and herringbone style wood flooring. Range of base units with work surfaces and matching returns over with 1.5 bowl stainless steel Grohe sink and boiling water tap, corner carousel, pan drawers, integrated Bosch dishwasher and Nikola Tesla Prime four zone induction hob with integrated extraction. Full height units with integrated Bosch coffee machine, microwave combination oven and electric fan assisted oven. Large 10' 2 x 7' walk in larder with automatic light and herringbone style wood flooring.

UTILITY ROOM

10' 2" x 7' (3.1m x 2.13m)

Double glazed door to side, two high level storage units incorporating Tempest hot water cylinder and Worcester Bosch boiler. Range of base units with work surfaces over and returns, 1.5 bowl stainless steel Grohe sink with mixer tap, under counter washing machine and tumble dryer. Herringbone style wood flooring, column radiator and down lights.

LANDING

9' x 7' 6" (2.74m x 2.29m)

Opaque double glazed window to side, column radiator, down lights, wall thermostat and mains smoke alarm.

MASTER BEDROOM

15' 4" x 15' 2" (4.67m x 4.62m)

Double glazed bay window to front, column radiator, down lights and two sets of large fitted wardrobes with sliding doors.

EN SUITE SHOWER ROOM

9' 5" x 5' (2.87m x 1.52m)

Opaque double glazed window to front, tiled floor, down lights, chrome ladder towel rail and extractor fan. Fully tiled double shower cubicle with





overhead shower, wall mounted controls and wand. Wall mounted double sink with two Grohe mixer taps on vanity unit with storage below and mirror above, electric shaver point and low level WC.

BEDROOM TWO

13' 9" x 10' (4.19m x 3.05m)

Double glazed window to rear, column radiator and broadband point.

BEDROOM THREE

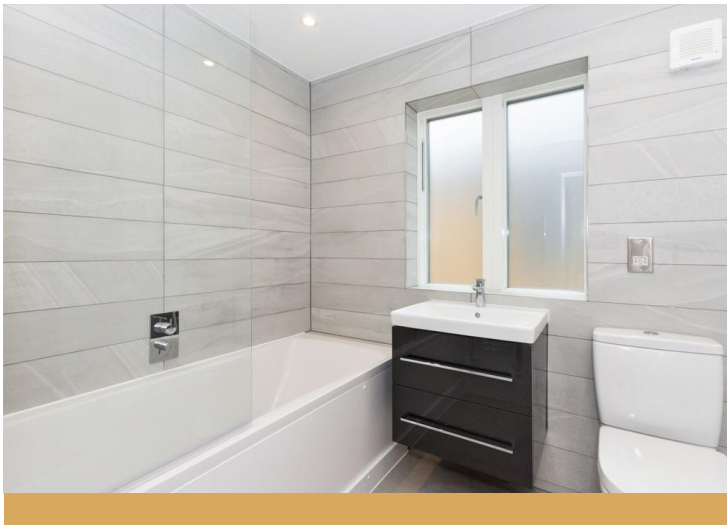
12' x 10' 4" (3.66m x 3.15m)

Double glazed window to rear and column radiator.

FAMILY BATHROOM

7' 6" x 6' 1" (2.29m x 1.85m)

Opaque double glazed window to side, chrome ladder towel warmer, down lights and extractor fan. Panel bath with fully tiled walls, bath filler tap, wall mounted controls, overhead shower and screen. Low level WC, wall mounted sink with Grohe mixer tap on vanity unit providing storage below, electric shaver point and tiled floor.



LANDING

Velux window, down lights and mains smoke alarm.

BEDROOM FOUR

12' x 9' (3.66m x 2.74m) (Including reduced head height)

Double glazed window to rear, down lights and column radiator.

BEDROOM FIVE

18' 2" x 10' (5.54m x 3.05m) (Including reduced head height)

Double glazed Velux window to front, down lights and column radiator.

SHOWER ROOM

8' 4" x 4' 5" (2.54m x 1.35m)

Opaque double glazed window to rear, tiled floor and down lights. Full tiled shower cubicle to rear with overhead shower, wall mounted controls and wand. Low level WC, wall mounted vanity wash hand basin with Grohe mixer tap on vanity unit with storage below, electric shaver point and chrome ladder towel warmer.



REAR GARDEN

150' x 30' (45.72m x 9.14m)

Permeable Marshalls Piora block paved patio in charcoal with steps down to large laid lawn area. Side access to both sides and outside lights.

FRONTAGE

30' x 30' (9.14m x 9.14m)

Permeable Marshalls Piora block paved driveway in charcoal providing ample off street parking. Raised flower beds to one side and side access to both sides. Outside light and QEBEV charging point.

ADDITIONAL INFORMATION

Solar panelsEV charging point**column radiators**Vefac windows**Worcester Bosch boiler**Tempest cylinder**Bosch kitchen appliances**Villeroy & Boch sanitary ware with Grohe fittings**Herringbone style wood flooring**Porcelain tiles**Brushed steel switches and sockets**Mains smoke alarms**10 year Advantage Structural Defects Warranty**

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

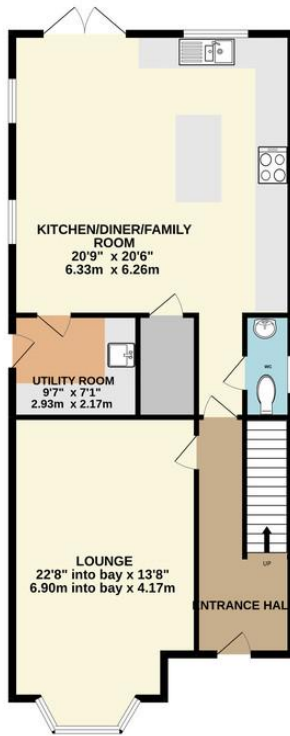
TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 218.9 sqm (Approx 2356.2sqft)

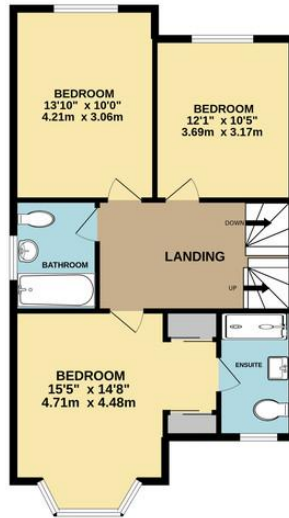
DIRECTIONS

From Hayes Station turn into Station Hill, then take the first left into Ridgeway then turn right at the end into West Common Road. At the end of the road take the second exit into Baston Road then Lakes Road is the first left. The property is toward the end on the left hand side.

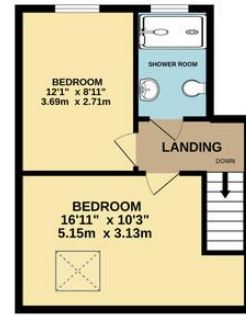
GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 2064 sq.ft. (191.8 sq.m.) approx.

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.
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Local Authority: Bromley London Borough Council
Council Tax Band: TBC
Viewings: Strictly by appointment only



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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.