



# A large home offering light and versatile accommodation

**Forest Drive, Keston, Kent, BR2**

£5,000 pcm plus fees apply, Unfurnished  
Available from 18.04.2020

savills



Spacious and modern family home • Desirable location, gated community • Excellent transport links • Ample off street parking • Heated swimming pool • Tree lined rear garden

#### About this property

Approached by a sweeping carriage driveway, the covered entrance porch opens into a generous reception hall with the dining hall beyond boasting double doors providing access and views over gardens to rear.

Also from the hall is the living room with wooden flooring, dual aspect windows to front and to rear, feature stone fireplace surround with contemporary coal effect gas fire, double French doors opening to the rear garden, and double doors to an equally spacious sitting room, also double aspect, and also with double French doors to the rear garden. A door from the sitting room leads to the fitted study.

A double opening from the dining hall leads into the beautifully fitted kitchen and breakfast room with a range of upper and lower units, granite work surfaces, central island with granite top and breakfasting bar, and appliances including a gas fired range with stainless steel canopy and extractor hood, integrated dishwasher, American style fridge/freezer, and a door to the separate utility/mud room with ideal access to the rear of the property.

A guest cloakroom accessed from the entrance hall completes the ground floor accommodation.

Rising to the first floor, the well-proportioned master bedroom boasts a bank of fitted wardrobes, 2 additional fitted double wardrobes providing ample storage and a well-appointed en suite bathroom with bathtub, separate shower cubicle, wash stand and W.C. There are a further 3 double bedrooms, and the family bathroom.

Externally the property offers a large rear garden, mainly laid to lawn, with a paved terrace ideal for al fresco entertaining. There is also a sunken heated swimming pool, garden shed and detached double garage.

#### Furnishing

Unfurnished

#### Local Authority

Bromley District Council, Bromley  
Council Tax Band = H

#### Energy Performance

EPC Rating = E







### Local Information

Forest Drive is located within the prestigious Keston Park which benefits from its own security patrol and is convenient for Locksbottom village with its local shopping facilities including a Sainsbury's superstore, restaurants and public houses as well as the popular Chapter One restaurant. It is also within the catchment area of several excellent local schools and convenient for commuting and the motorway network.

**Comprehensive Shopping:** The Glades in Bromley, Orpington High Street and Bluewater Shopping Centre.

**Mainline Rail Services:** Services direct to London Orpington (2½ miles) to London Bridge, Waterloo East, Charing Cross, Victoria, Cannon Street and Ashford International. Bromley South (3¼ miles) to London Victoria, Blackfriars, City Thameslink and Ashford International.

**Primary Schools:** Keston C of E, Darrick Wood, Farnborough, Princes Plain, Tubbenden, Hayes and Crofton.

**Secondary Schools:** Darrick Wood, Ravens Wood, Newstead Wood, Bishop Justus, Hayes, St Olave's and Ravensbourne.

**Private Schools:** Bromley High, Bickley Park, Ashgrove, Farringtons, Babington House and Bishop Challoner.

**Motorway Links:** The A21 Hastings Road leads to Junction 4 of the M25 giving access to Gatwick and Heathrow Airports, Channel Tunnel Terminus, Ebbsfleet International, the South Coast and Bluewater shopping centre.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.



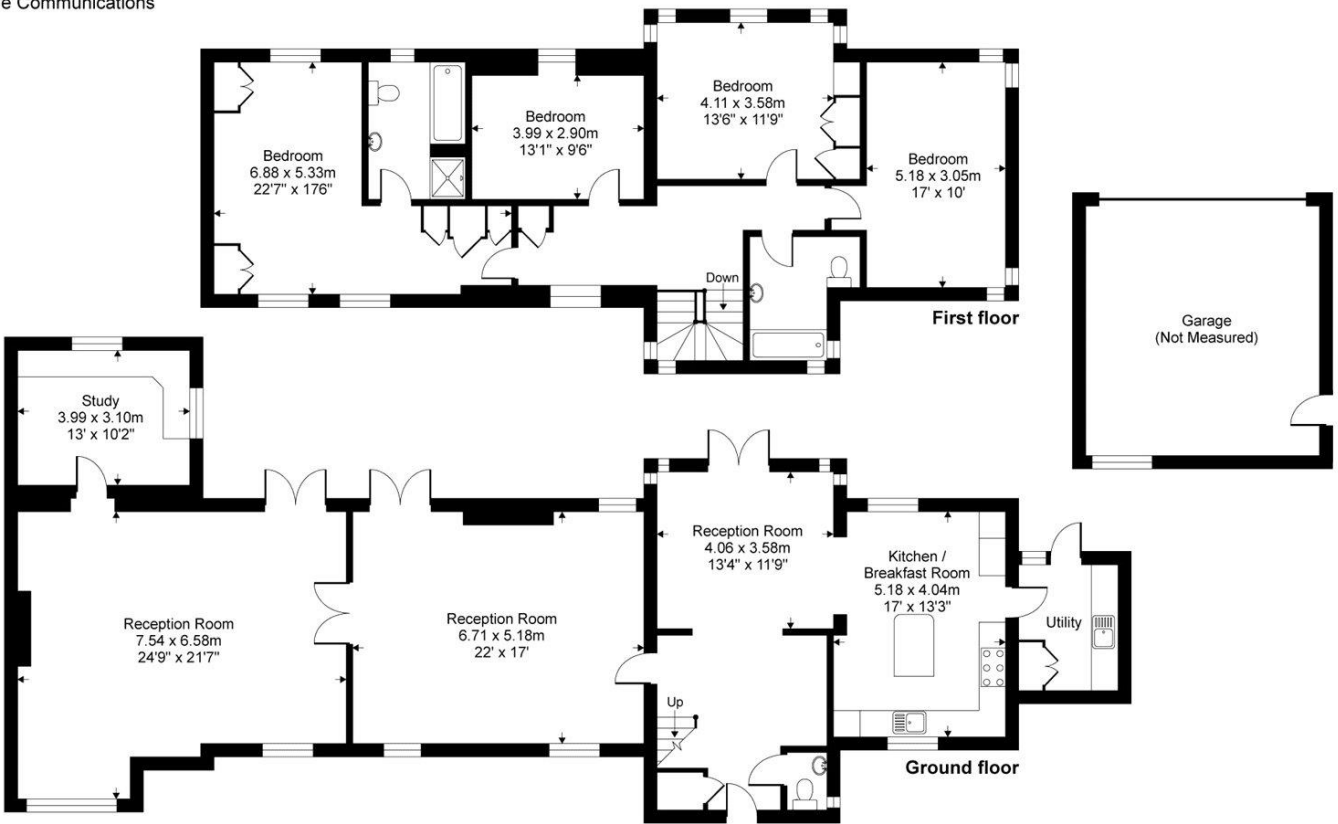
Forest Drive, Keston, Kent, BR2  
Gross Internal Area 2816 sq ft, 261.6 m<sup>2</sup>

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## Forest Drive, Keston, BR2

Gross internal floor area (approx):  
261.6 sq m / 2816 sq ft (Excludes Garage)  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	48	71
England, Scotland & Wales		
EU Directive 2002/91/EC		

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\*There are different rules and fees for different tenancy types. For details of our fees and charges go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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