



A substantial home within the desirable Keston Park

Forest Ridge, Keston, Kent, BR2

£4,395 pcm plus fees apply, Unfurnished
Available now, EPC = D

savills

Part of the prestigious Keston Park • Generously proportioned throughout • Double garage and off street parking • Excellent transport links • Close proximity of Locksbottom village • EPC = D

About this property

This spacious family home offers well proportioned accommodation throughout and forms part of the prestigious and highly desirable Keston Park. Exclusive and gated, Keston Park operates a resident only access system.

Opening into the entrance hallway leads to an internal hall and onward into a generously sized family living room boasting wood laminated flooring, and an attractive bay window with double french doors leading onto the rear patio area and garden beyond.

Double doors lead into the adjoining dining room which provides highly polished Travertine tiled flooring which, with the french doors to the rear, make this a very light and airy space, ideal for entertaining.

With views to the front of the property, the bespoke kitchen/breakfast room is fitted with a range of upper and lower units proving ample storage, granite work surfaces, and a selection of integrated appliances. There is also access to the side of the property.

A door leads back through the internal hall where the ground floor is completed by a separate fully fitted study, utility/mud room with access to the rear and an additional plumbed in American style fridge/freezer, guest W.C. and integral access to the double garage.

Rising to the first floor, there are four generously proportioned double bedrooms, all benefiting from built in wardrobes. The master bedroom enjoys a stylish master shower room. There is also a well appointed family bathroom with bathtub, separate shower cubicle, washstand and W.C.

The property also benefits from an installed alarm system.

Externally the property is approach by a paved driveway providing ample parking for up to eight cars, convenient in light of there being no on street parking, and leads to the double garage. There are also a selection of trees and shrubs lining the drive, and a small pond currently home to Koi Carp.

To the rear is a patio area, ideal for al fresco entertaining, and an area of lawn with a brick wall, hedge, trees and shrubs providing a high degree of privacy.





Local Information

Forest Ridge is located in the desirable Keston Park. Situated within close proximity of Locksbottom village, providing local shopping facilities, Sainsbury's superstore, public houses and restaurants including the popular Michelin rated Chapter One restaurant.

Comprehensive Shopping: The Glades in Bromley and Bluewater Shopping Centre.

Mainline Rail Services: Orpington (approx. 2.6 miles) to London Bridge, Waterloo East, Charing Cross, Cannon Street, Victoria, Blackfriars and Ashford International.

Primary Schools: Crofton, Darrick Wood and Keston.

Secondary Schools: St Olaves, Newstead Wood for Girls, Darrick Wood, Ravenswood.

Private Schools: Bromley High School, Bickley Park, Eltham College for Boys in Mottingham, Farringtons and Babington House.

Accessible road and rail links to Sevenoaks, James Allen's Girl's School (JAGS), and Dulwich College.

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.

Local Authority

Bromley District Council, Bromley

Viewing

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



Forest Ridge, Keston, Kent, BR2
Gross Internal Area 2363 sq ft, 219.5 m²



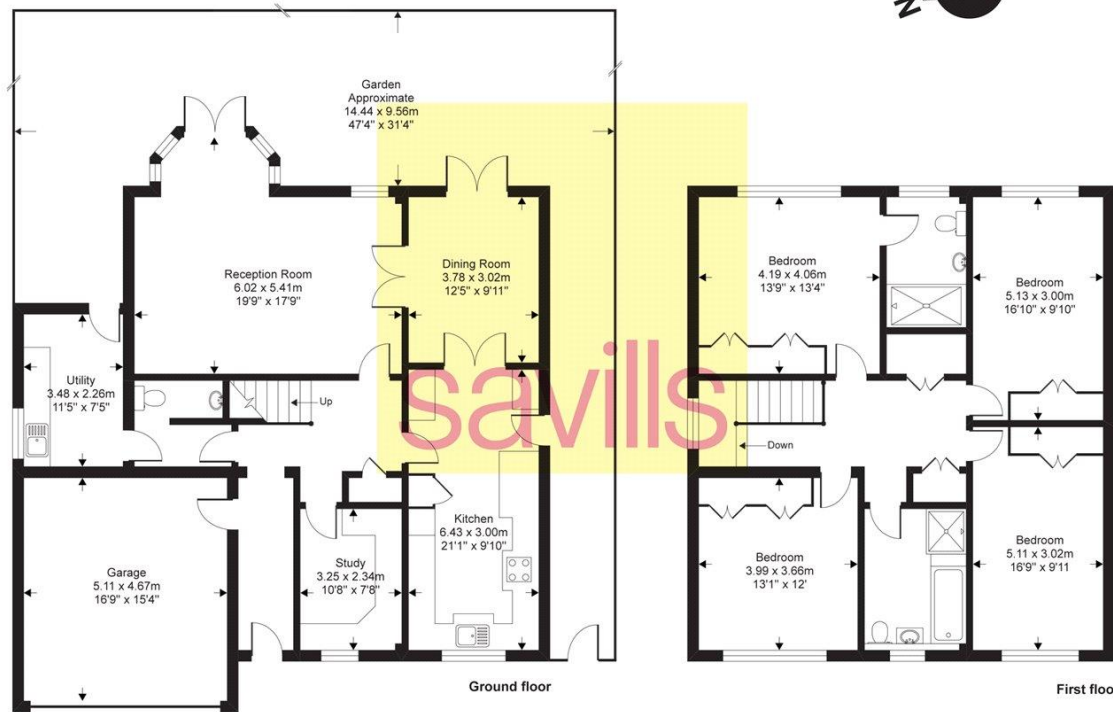
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Forest Ridge, Keston, BR2

Gross internal floor area (approx):
 219.5 sq m / 2363 sq ft (Includes Garage)
 For Identification only - Not to scale
 Niche Communications



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191002MEHE

