

The logo features a stylized house icon inside a green circle, positioned between the words 'Sinclair' and 'Hammelton'.

Sinclair Hammelton



OFFERS IN EXCESS OF

£1,000,000

Leafy Grove

Keston, BR2 6AH

PROPERTY SUMMARY

Rarely available FIVE bedroom, two bathroom detached house situated in one of Keston villages prestigious roads, Leafy Grove.

Internally the house has generous accommodation throughout and has planning approved for demolition of front porch and rear conservatory and construction of a two storey rear extension and first floor/roof extension to include raising of ridge height, front and rear gables and front, side and rear rooflights to create two storey dwelling, conversion of integral garage to habitable room, and elevational alterations including front door canopy. Application No : DC/25/00871/FULL6

Externally the property has a beautifully well kept garden with privacy and seclusion, to the front ample off road parking and garage.

The property is ideally located within Keston village, with many amenities that include a post office, two pubs, a deli-style café. There is a choice of highly rated schools

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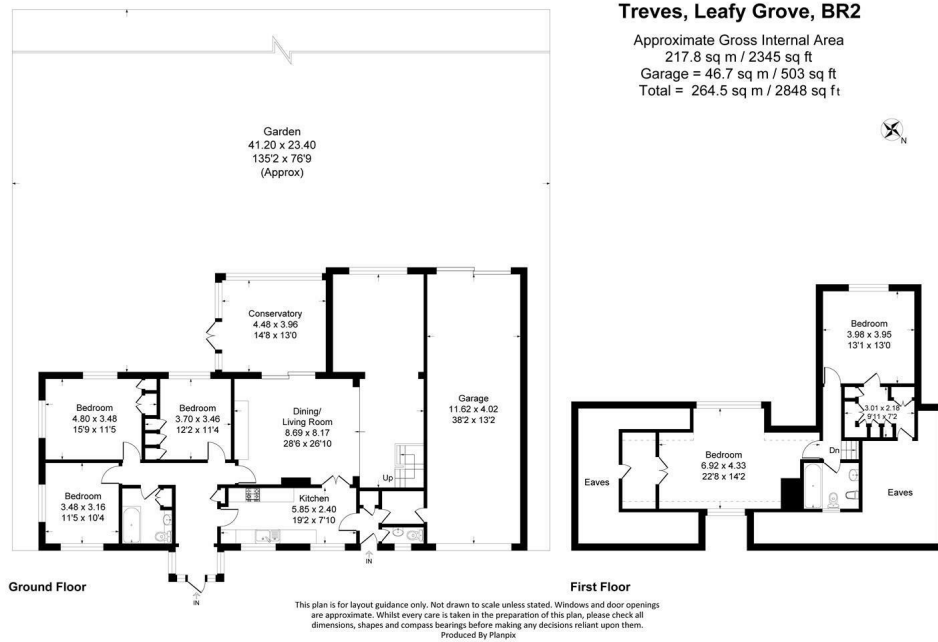






Treves, Leafy Grove, BR2

Approximate Gross Internal Area
217.8 sq m / 2345 sq ft
Garage = 46.7 sq m / 503 sq ft
Total = 264.5 sq m / 2848 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

EPC RATING: D COUNCIL TAX BAND:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

Sinclair Hammelton

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