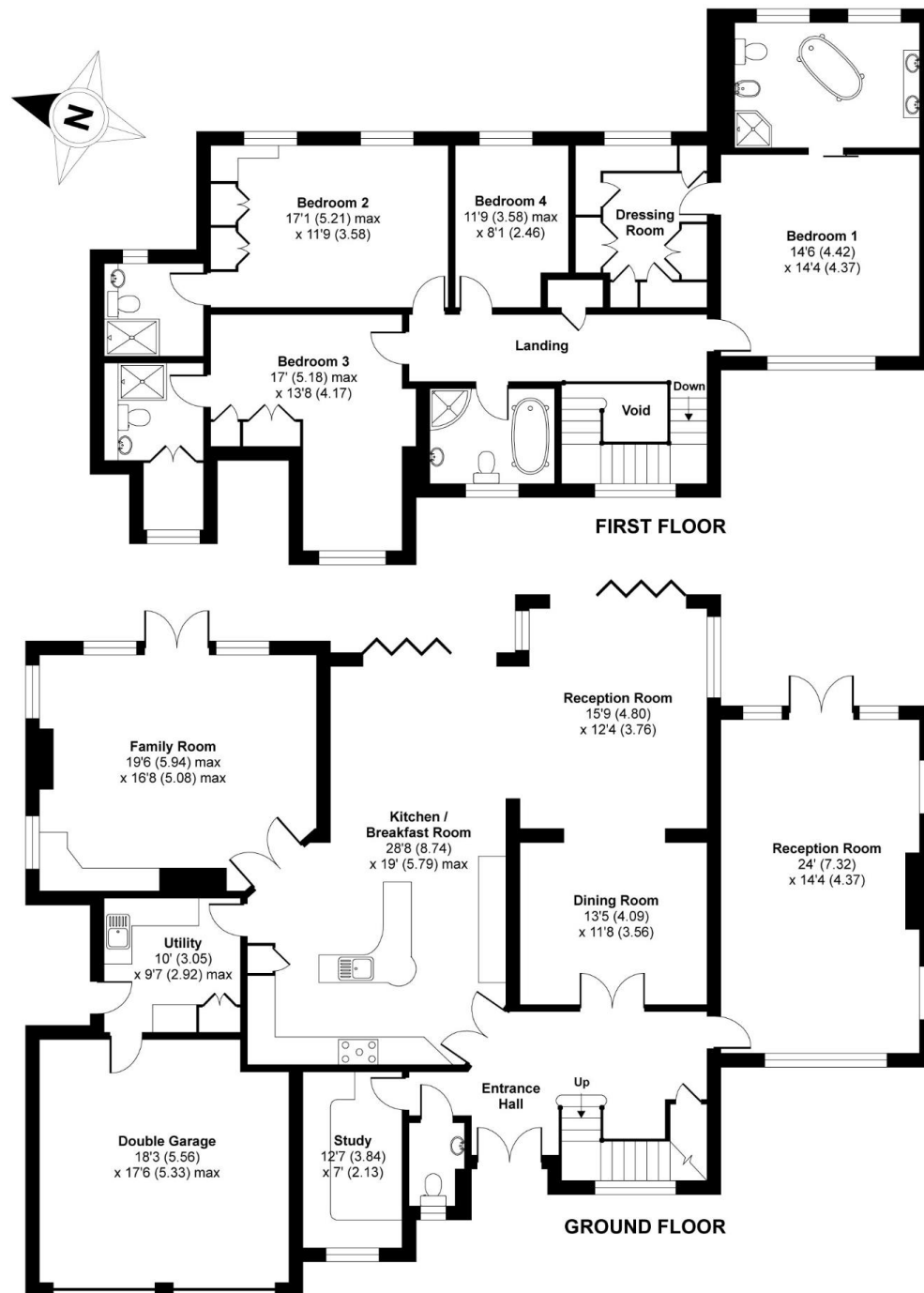


Brockdene Drive, BR2

APPROX. GROSS INTERNAL FLOOR AREA 3630 SQ FT 337.2 SQ METRES (INCLUDES GARAGE / EXCLUDES VOID)



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.

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AGENTS NOTE

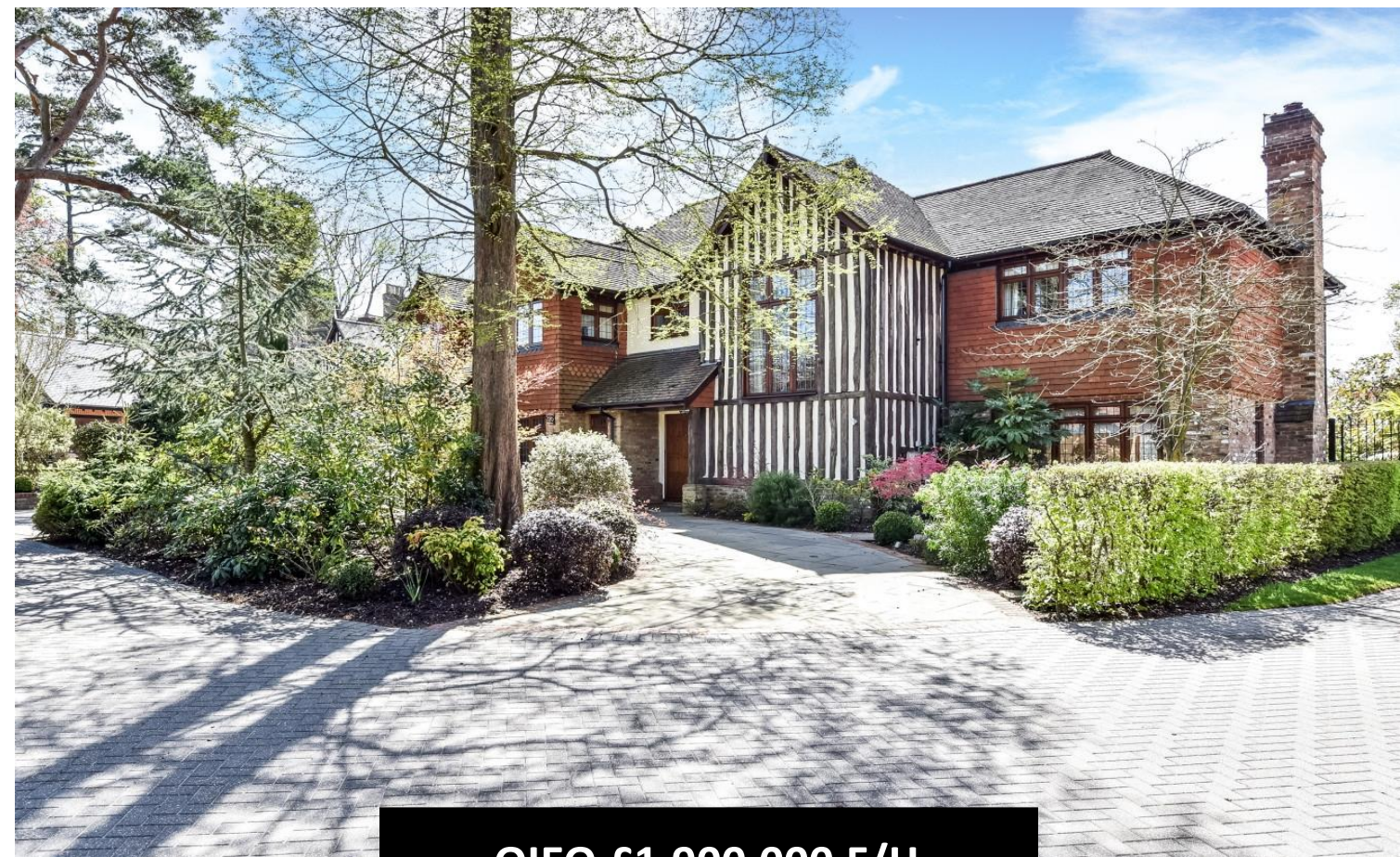
Langford Russell as our agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.

7 Princess Parade
BR6 8NP

Tel: 01689 882988

Email: locksbottom@langfordrussell.co.uk

Members of:



OIEO £1,900,000 F/H



Four Bedroom Detached House

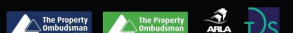
- Detached Family Home
- Four Bedrooms
- Four Bathrooms
- Private Gated Close
- Beautiful Landscaped Grounds
- Bi Folding Doors To Rear
- Excellent Location
- Energy Efficiency Rating C

7 Princess Parade
BR6 8NP

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Members of:



The Cedars 3 Brockdene Drive BR2 6HD

The Cedars is an exceptional family home occupying a large south west facing plot of approximately one acre. The private Close is set behind automated wrought iron gates opening to a beautiful sweeping tree lined drive which leads to the development within the pretty village of Keston. Beyond the traditional Tudor Style façade is a spacious and well planned family home, renovated and extended by the current owners in 2008, the property offers unrivalled and stylish accommodation with a contemporary design and an impressive specification.

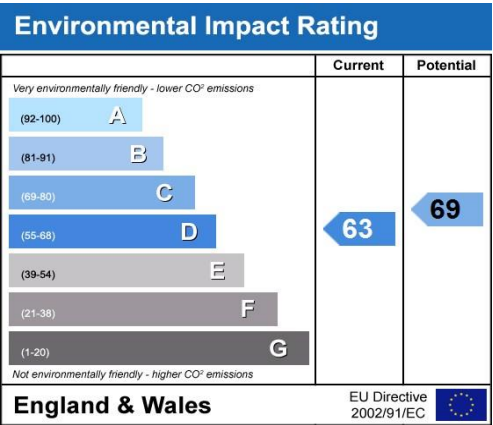
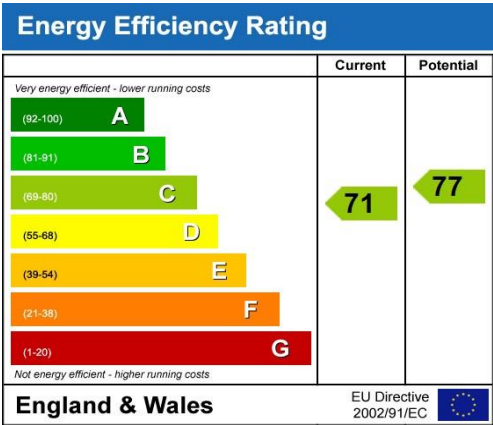
The welcoming entrance hall gives access to the reception rooms and features a beautifully crafted French oak staircase with double height window over allowing the light to flood through.

The ground floor comprises of five well-proportioned reception rooms as well as the study and downstairs cloakroom w/c. The beautifully appointed kitchen/breakfast room has been designed by the renowned cabinet maker Mark Wilkinson. Perfect for day to day living the hub of the house is semi open plan to the dining room and family room ideally suited for the modern family. Bi folding doors give access from both the kitchen/breakfast room and the rear reception area to the fabulous terrace area and gardens beyond. The drawing room is double aspect with feature built in cabinets by Mark Wilkinson and also has access to the rear terrace via French doors.

The first floor has four double bedrooms; the luxurious master suite features a generous walk in dressing room fitted with Chamber Furniture and a luxurious en-suite with freestanding bath, shower enclosure, his 'n' hers wash basins, bidet and w/c. two further bedrooms have en-suite facilities, there is also a reappointed family bathroom. The loft is boarded and generous enough to create further accommodation if desired subject to the usual planning consent.

To the rear of the property the tranquil landscaped gardens are framed by mature trees and shrubs giving absolute seclusion.

OIEO £1,900,000 F/H



Energy Performance Certificate

3, Brockdene Drive, KESTON, BR2 6HD


Dwelling type: Detached bungalow
Date of assessment: 20 April 2016
Date of certificate: 21 April 2016

Reference number: 8209-3104-8429-3827-0463
Type of assessment: RdSAP, existing dwelling
Total floor area: 314 m²

Use this document to:



- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 5,820 |
| Over 3 years you could save | £ 549 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 732 over 3 years | £ 366 over 3 years |  |
| Heating | £ 4,626 over 3 years | £ 4,443 over 3 years | |
| Hot Water | £ 462 over 3 years | £ 462 over 3 years | |
| Totals | £ 5,820 | £ 5,271 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

| Energy Efficiency Rating | | |
|---|---------------------------------|-----------------------------------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | <p>Current</p> <p>71</p> | <p>Potential</p> <p>77</p> |
| <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> | | |

| Top actions you can take to save money and make your home more efficient | | | |
|--|-----------------|------------------------------|---|
| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
| 1 Low energy lighting for all fixed outlets | £200 | £ 297 | |
| 2 Heating controls (time and temperature zone control) | £350 - £450 | £ 249 |  |
| 3 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 846 |  |

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.