



8 LONGDON WOOD

KESTON PARK BR2 6EW

Guide Price £1,250,000



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- Gated Park Location
- Three Bedrooms
- Scope For Extension STPP
- EPC F33
- Detached Bungalow
- In Need Of Renovation
- Possible Development Potential SSTP

Occupying a lovely plot on the exclusive private gated Keston Park is this three-bedroom detached bungalow that requires updating. The property has had one owner for many years and would require complete refurbishment although it is likely the buyer will look to seek planning for a new home.

The current bungalow has a lounge and dining room, a kitchen/ breakfast room, three bedrooms and a sun lounge. The property is set back with an attractive front garden and detached garage to the side along with parking on a driveway.

The rear garden is beautiful and is laid to lawn with a range of plants and shrubs. The rear of the garden is woodland and does need some attention. Offering a great deal of potential, we would recommend viewing at your first opportunity.



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SUMMARY OF ACCOMMODATION

Ground Floor

Entrance Hall

Lounge

15'9x11'7 (4.80mx3.53m)

Dining Room

15'9x8'10 (4.80mx2.69m)

Kitchen

12'2x12'2 (3.71mx3.71m)

Conservatory

Bedroom One

16'5x15'10 (5.00mx4.83m)

Ensuite Shower

Bedroom Two

12'6x10'11 (3.81mx3.33m)

Bedroom Three

12'9x7'10 (3.89mx2.39m)

Bathroom

Outside

Rear Garden

ABOUT THE AREA

Locksbottom is a leafy commuter suburb located in the London Borough of Bromley.

Along with the prestigious gated communities of Farnborough Park and Keston Park, there are good sized detached and semi-detached houses, excellent schools and outstanding access to green spaces including country parks, golf courses and sports pitches. The area attracts families and retirees moving from central London.

You will find a range of independent stores including boutiques and jewellers alongside multiples such as Laithwaites, Sainsbury and Costa. Together with award winning fine dining at Chapter One and the traditional pub and brasserie at The British Queen there are numerous cafes and restaurants for all occasions.

Locksbottom has great transport links to central London and easy access to the M25.



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APPROX. GROSS INTERNAL FLOOR AREA 1361.00 sq ft



Total Approx. Floor Area 1361 Sq.Ft. (126.4 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 indicative 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



