



OFFERS IN EXCESS OF

£1,200,000

Layhams Road

Keston, BR2 6AR

PROPERTY SUMMARY

Sinclair Hammelton is pleased to offer this charming period detached cottage, nestled on the picturesque Layhams Road in Keston. Built circa 1790, it offers a delightful blend of period features and modern comforts. With three spacious bedrooms and three well-appointed bathrooms, this home is perfect for families or those seeking a peaceful retreat.

The property boasts a generous reception room, ideal for entertaining guests or enjoying quiet evenings by the fire. Its large plot provides ample outdoor space, ideal for a keen gardener, it offers stunning views of the surrounding green belt countryside. The tranquil setting ensures a serene lifestyle, while still being conveniently located near local amenities.

Keston is known for its nature reserves, making it an excellent choice for outdoor enthusiasts. Nearby, you will find a selection of shops, cafes and restaurants, catering to all your daily needs. The area is well-connected by public transport, providing easy access to nearby towns and the vibrant city of London.

This period cottage is not just a home; it is a lifestyle choice, offering a unique opportunity to live in a historic property while enjoying the beauty of the English countryside. Whether you are looking to settle down or invest in a charming residence, this property is sure to impress.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC RATING: D COUNCIL TAX BAND: G

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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