



OFFERS IN EXCESS OF

**£1,275,000**

**Oakfield Lane**  
, BR2 6BY

## PROPERTY SUMMARY

Rarely available FOUR bedroom, two bathroom detached house situated in one of Keston village's prestigious roads, Oakfield Lane.

Internally the house has large accommodation throughout and huge potential to extend further STPP.

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 in the Keston area. Keston Primary School (5 minute walk), Hayes Primary School (5 minute bus ride), Hayes Secondary School (5 minute bus ride), Ravens Wood Secondary School (15 minute walk or a 5 minute drive) and Keston Forest Pre-School (5 minute drive).

The property also benefits from being equidistant between Hayes and Locksbottom, with their varied eateries, and great selection of independent and larger shops. The local area is also served with good, regular bus routes to the mainline stations that include Hayes and

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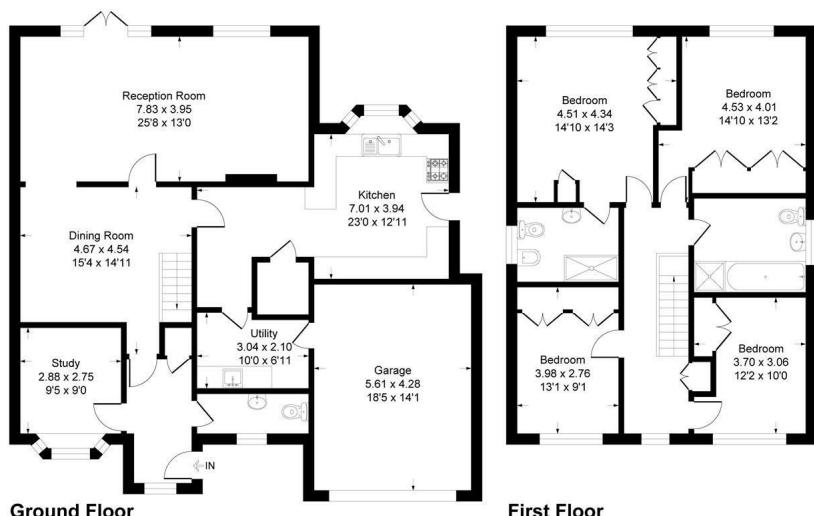






## Oakfield Lane, BR2

Approximate Gross Internal Area  
 188.5 sq m / 2029 sq ft  
 Garage = 24.0 sq m / 258 sq ft  
 Total = 212.5 sq m / 2287 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## EPC RATING: C COUNCIL TAX BAND: C

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**

### OFFICE ADDRESS

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### OFFICE DETAILS

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