

41 LONGDON WOOD
KESTON PARK, KENT BR2 6EN



41 LONGDON WOOD ■ KESTON PARK ■ KENT BR2 6EN



This exceptional property is superbly located in the exclusive gated Keston Park and offers spacious luxury family accommodation with five double bedrooms, all fitted with prestigious en-suites.

The property has been extensively finished to a superb specification providing an excellent standard of luxury accommodation.

This beautiful house is located in the heart of Keston in the much sought after private park, within walking distance of Locksbottom village with its variety of shops, bars, restaurants, pubs and Sainsbury's supermarket.

Features include an impressive spacious entrance hall, three large reception rooms, a stunning handmade kitchen designed and fitted by Stoneham's, with a galleried landing offering a fitting introduction to the spacious interiors.

This fine contemporary property benefits from Kent House Partnerships signature features, including windows and bi-fold doors in blue/black (RAL colour) aluminium. The bi-fold doors lead out to the rear patio and garden, opening up the full width of the property.



The spacious hall and landing benefit from natural daylight through the feature apex window, the perfect location for a chandelier.

The superb contemporary bathrooms to every bedroom are by Catalano, with high quality Hansgrohe taps and shower fittings.

Included is a high security alarm system with panic buttons to the master bedroom and CCTV Cable installation for external cameras.

There is also fully installed integrated audio and media, fully wired for surround sound to suitable locations around the home.

Kent House Partnership is offering this wonderful family home set in an enchanting private location. Completion due in early February 2013.



SPECIFICATION

SECURITY AND TECHNOLOGY

- High security alarm system with panic buttons to master bedroom
- CCTV cable installation for external cameras
- Multi point internet/data cable fully wired to all rooms

Ground Floor

MAIN ENTRANCE

- Entrance door with glazed side panels leading to large entrance hall with a fully tiled porcelain floor
- Feature staircase with walnut handrail
- Ornate corncicing

CLOAKROOM 3.1m x 1.2m (10' 7" x 4')

- Porcelain tiled with designer Catalano wash basin complete with vanity unit, marble plinth and dual flush Catalano WC
- Opaque double glazed aluminium window
- Chrome heated towel rail

UTILITY ROOM 3.6m x 2.0m (11' 8" x 6' 6")

- Accessed from kitchen through door in walnut with external fully glazed aluminium door and window to garden
- Fully fitted units with sink and worktop with provisions for washing machine and dryer
- Fully tiled porcelain floor

FAMILY/BREAKFAST ROOM 6.6m x 7.0m (21' 6" x 23')

- Accessed through fully glazed double doors in walnut from hallway
- Huge bi-fold double glazed doors in aluminium leading out to garden and side patio
- Double glazed aluminium feature roof lantern
- Oak strip flooring
- Ornate corncicing
- In-ceiling speakers

KITCHEN

4.6m x 5.0m (15' x 16' 4")

- Fully glazed walnut double doors from hallway
- Open-plan bespoke handmade kitchen with feature island by Stoneham kitchens
- Granite worktops and up stands
- Siemens double oven with microwave, Siemens five-way induction hob, Siemens steam oven, Siemens feature extractor, Siemens integrated dishwasher
- Double bowl by Franke
- Full size black glass-fronted Miele freezer and full size black glass Miele fridge
- Solid walnut kitchen furniture
- Fully tiled floor with under floor heating controlled by thermostatic timer/programmer
- Full width double glazed bi-fold doors in aluminium leading to patio and rear garden
- Ornate corncicing
- LED ceiling lighting and in-ceiling speakers

41 LONGDON WOOD • KESTON PARK • KENT BR2 6EN





SPECIFICATION

LIVING ROOM 7.5m x 4.3m (24' 6" x 14' 5")

- Fully glazed walnut double doors from hallway
- Underfloor heating with thermostatic programmable timer control
- Oak strip flooring
- Ornate corncing
- In-ceiling speakers
- LED lighting
- Double glazed bi-fold doors in aluminium leading out to garden patio
- Feature fireplace with windows either side

GARAGE 5.7m x 3.0m (19' x 10')

- Double up-and-over electric garage door
- Access from front drive with integral door to hallway
- Six electric socket outlets
- Ceiling lighting

GARDEN 36.0m x 14.2m (119' x 46' 5")

- South facing garden with limestone paved patio
- Landscaped garden laid to lawn with shrubs and small trees
- Garden lighting and external power socket outlet
- New fencing to complete garden

FRONT DRIVE 14.3m x 14.3m (46' x 46')

- New contemporary random-block paved drive with granite sets forming thresholds
- Soft external LED lighting adds visual interest to the front elevation
- Landscaped front garden laid to lawn with feature brick piers and soft evergreen ball box hedges forming edge of drive

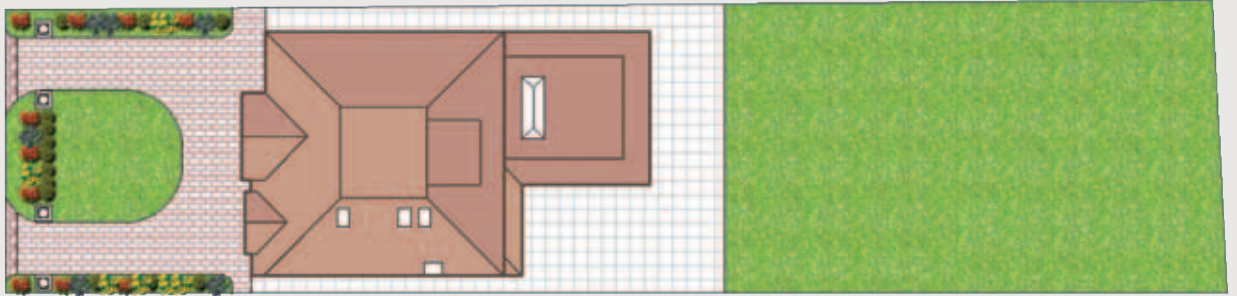
First Floor

- Spacious galleried landing with feature staircase and contemporary LED lighting
- Large feature double glazed apex window in aluminium, overlooking front drive
- Ornate corncing
- Radiator
- Fully fitted carpet

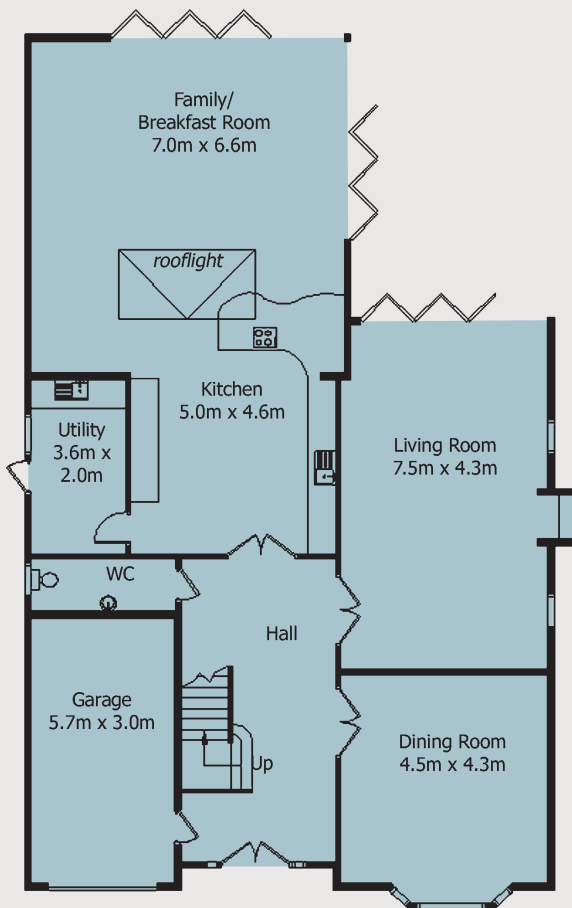
BEDROOM ONE 4.9m x 4.3m (16' x 14' 4")

- Walnut door from galleried landing, large double glazed window to rear garden
- Fully fitted walk in wardrobes
- Ornate corncing
- Radiator
- Halogen ceiling lights
- En suite bathroom with Catalano basin and vanity unit, Hansgrohe feature taps, Catalano WC, full size bath, walk in power shower with Hansgrohe thermostatic valves and drench shower head, fully tiled floor, tiled walls, double glazed window in opaque glass, halogen ceiling lights, chrome towel rail

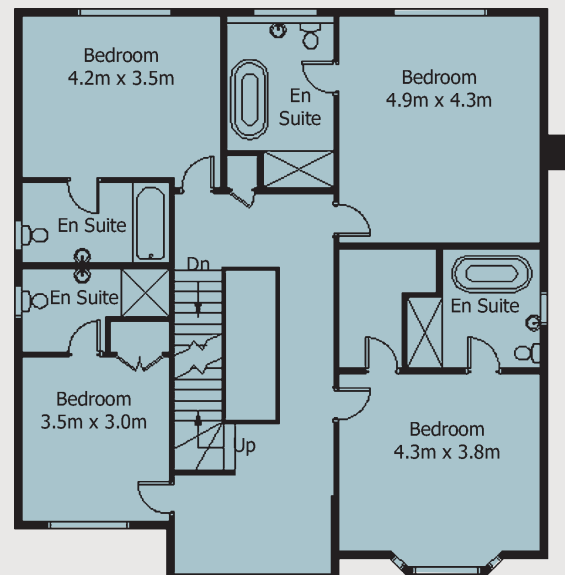
41 LONGDON WOOD • KESTON PARK • KENT BR2 6EN



SITE PLAN



GROUND FLOOR



FIRST FLOOR



SPECIFICATION

BEDROOM TWO 3.5m x 3.0m (11' 4" x 10' 3")

- Walnut door from galleried landing with large double glazed window to front garden in aluminium
- Fully fitted carpet
- Radiator
- Ornate corncicing
- Fitted wardrobes
- En-suite bathroom with Catalano Basin and vanity unit, Hansgrohe Taps, Catalano WC, walk in power shower with Hansgrohe thermostatic controls, towel rail, halogen ceiling lights, porcelain tiles to floor and walls, double glazed aluminium window

BEDROOM THREE 4.2m x 3.5m (13' 7" x 11' 5")

- Walnut door from galleried landing with large double glazed window to rear garden in aluminium
- Fully fitted wardrobes
- Fitted carpet
- Radiator
- Ornate corncicing
- En-suite bathroom with contemporary Catalano basin and vanity unit, Hansgrohe taps, Catalano dual flush WC, full size bath with power shower and Hansgrohe valves and shower head in chrome, chrome heated towel rail, halogen ceiling lights, tiled floor and walls in porcelain tiles, double glazed window with opaque glass in aluminium

BEDROOM FOUR 4.3m x 3.8m (14' x 12' 4")

- Walnut door from galleried landing with large double glazed window to front garden in aluminium
- Walk in wardrobe
- Fitted carpet
- Radiator
- Ornate corncicing
- En-suite bathroom with contemporary Catalano double basin and vanity unit, Hansgrohe taps, Catalano WC, full size bath with mixer, Hansgrohe taps, walk in power shower and shower enclosure, Hansgrohe thermostatic controls and drench shower head all in chrome, chrome heated towel rail, porcelain tiled floor and walls, double glazed opaque glass window in aluminium

Second Floor

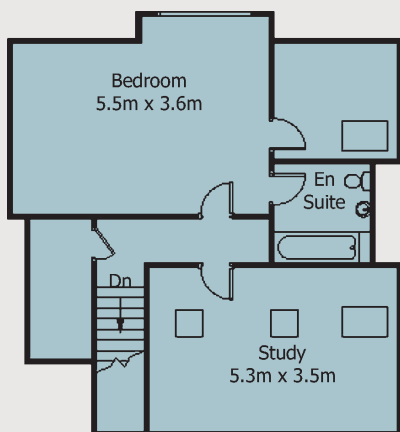
- Stairs leading from galleried landing to second floor landing, featuring two skylights, walnut door leading to storage room

STUDY 5.3m x 3.5m (17' x 11' 4")

- Walnut door leading from hallway
- Three skylights
- Fully fitted carpet

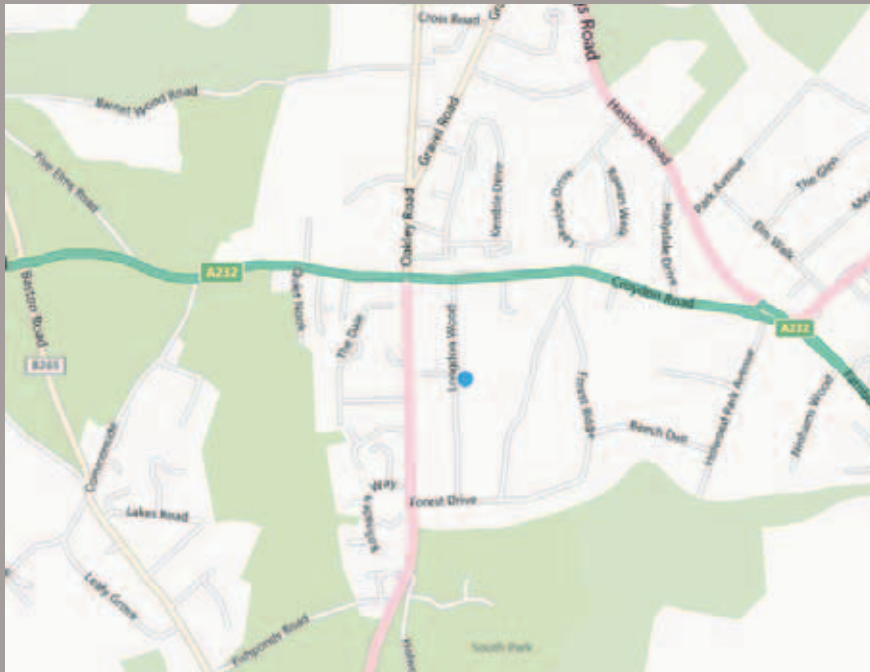
BEDROOM FIVE 5.5m x 3.6m (18' x 11' 8")

- Walnut door leading from hallway
- Large double glazed aluminium window to dormer overlooking rear garden
- En-suite access by walnut door, featuring contemporary Catalano double basin and vanity unit, Hansgrohe taps, Catalano WC, full size bath with mixer and Hansgrohe taps, walk in power shower and shower enclosure, Hansgrohe thermostatic controls and drench shower head, all in chrome, chrome heated towel rail, porcelain tiled floor and walls



SECOND FLOOR

41 LONGDON WOOD
KESTON PARK, KENT BR2 6EN



Price on application, for further inquiries please contact

KENT HOUSE PARTNERSHIP

Tel 020 8777 1787 Fax 020 8289 6550

Email Faye@kenthousepartnership.co.uk

www.kenthousepartnership.co.uk

