



**Keston Gardens,
Keston, BR2**

£550,000 freehold

Well presented detached house for sale in a cul de sac setting in the conservation village of Keston close to Keston Primary School

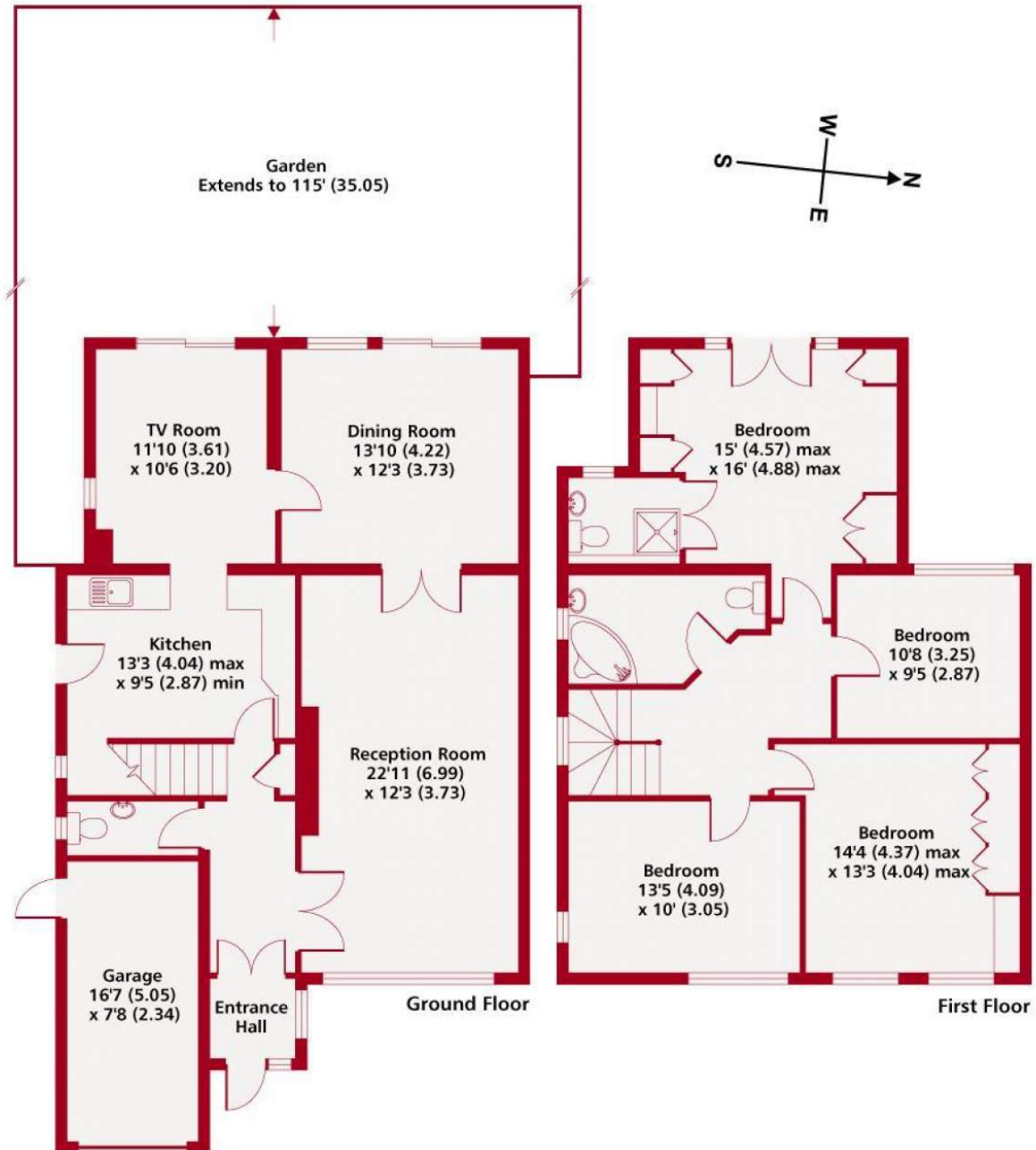
- Four bedrooms
- Three reception rooms
- Shaker style kitchen breakfast room
- Master bedroom with en suite
- Integral garage & parking
- 115ft Westerly Garden

Hayes Office
4 Station Buildings
Hayes BR2 7EN

Sales
Tel 020 3280 3532
Fax 020 8462 9477
Email shy@kfh.co.uk

Lettings
Tel 020 8658 8443
Fax 020 8658 8576
Email lbe@kfh.co.uk

Keston Gardens
Keston, BR2



Keston Gardens BR2
Gross Internal Area 1867 sq ft 173.4 sq metres
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Keston Gardens

Keston, BR2

SAP
Energy Rating

3, Keston Gardens
KESTON
BR2 6BL

Dwelling type: Detached house
Date of assessment: 01 February 2010
Date of certificate: 01 February 2010
Reference number: 8710-6022-7850-2269-5902
Type of assessment: RdSAP, existing dwelling
Total floor area: 140 m²

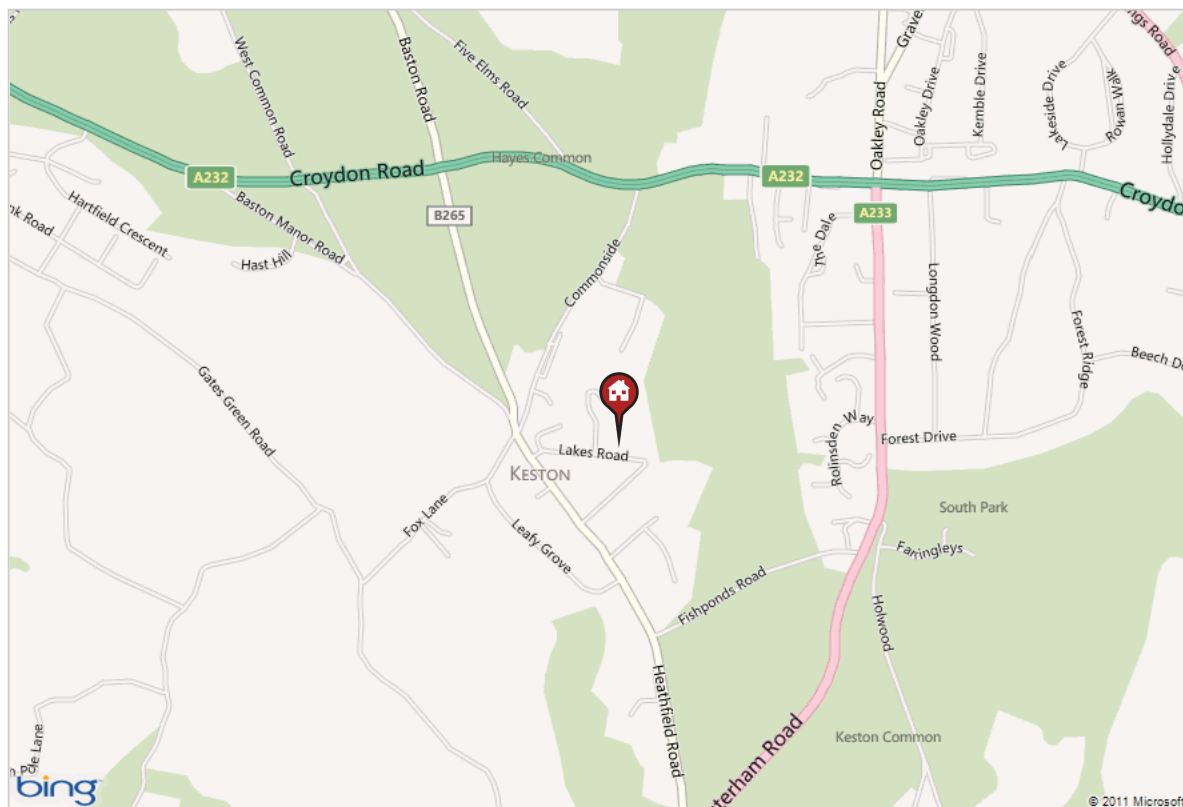
This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	71		67

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Viewing
Strictly by appointment with Kinleigh Folkard & Hayward
Hayes office 020 3280 3532

Reference
2064762

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