



33 Fox Lane

Keston, BR2 6AL

£595,000 Freehold EPC: Band E

 **Maguire Baylis**



Maguire Baylis are delighted to offer this charming three-bedroom extended semi-detached family home, ideally located on Fox Lane in the heart of sought-after Keston Village.

Just moments from the village green, primary school, local pubs and shops, the property enjoys a tranquil setting close to woodland walks, while Hayes, Locksbottom and Bromley are all within easy reach.

The ground floor features an entrance hall leading to a bright open-plan lounge with bay window and delightful farmland views, a downstairs shower room, dining room and fitted kitchen with recently updated worktops and fittings.

Upstairs offers three well-proportioned bedrooms and a family bathroom, with the principal bedroom enjoying attractive open views.

To the rear is a generous south-easterly facing garden extending approximately 135ft, with garage (mains power and alarm) and additional patio area. The front provides off-street parking.

Offering excellent potential to extend to the side and rear (STPP), early viewing is highly recommended.

Keston Village itself offers a delightful collection of local amenities including traditional pubs, a village hall, and independent shops, fostering a strong sense of community. The area is particularly popular with families and professionals seeking generous properties, green surroundings and a peaceful lifestyle without compromising on accessibility.

For commuters, nearby Hayes station provides direct services into London, while excellent road links connect you easily to Bromley, Orpington and beyond.

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- SITUATED CLOSE TO KESTON VILLAGE
- STUNNING VIEWS
- BATHROOM AND DOWNSTAIRS SHOWER ROOM
- WONDERFUL SOUTH FACING GARDEN
- DETACHED GARAGE
- OFF STREET PARKING
- WALKING DISTANCE TO LOCAL PUBS, SHOPS, HAYES AND WEST WICKHAM



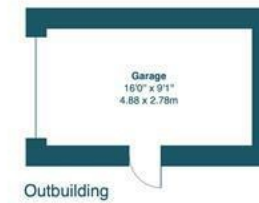
Fox Lane, Keston, BR2

Approximate Gross Internal Area = 871 sq ft / 80.9 sq m

Outbuilding = 151 sq ft / 14.1 sq m

Approximate Total Area = 1016 sq ft / 94.4 sq m

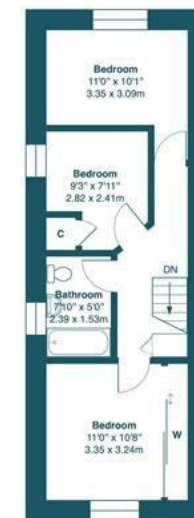
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Outbuilding



Ground Floor



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we must advise interested parties to check all dimensions,
shapes and complete bearings prior to making any decisions, select upon them. No liability is accepted for any errors.
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ENTRANCE HALL

Front door, velux window, door leading to reception room.

RECEPTION ROOM

Window to front overlooking stunning fields, stairs to landing, log burner (option to purchase), door to dining room.

DINING ROOM

Double glazed window side, opening to kitchen.

KITCHEN

Door to garden, range of wall and base fitted units.

SHOWER ROOM

Fully tiled shower room, velux window, shower, wash hand basin and w.c.

MASTER BEDROOM

Double glazed window to front overlooking stunning fields, built in wardrobes.

BEDROOM TWO

Double glazed window to rear, laminate flooring.

BEDROOM THREE

Double glazed window to side, built in storage cupboard.

BATHROOM

Double glazed frosted window to side, half tiled walls, tiled flooring, bath, wash hand basin and w.c.

GARDEN

Stunning south facing garden mainly laid to lawn, side and rear access, patio area.



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.