



Ibbett Mosely

Downe Avenue, Cudham, TN14 7QX



Situated in a semi-rural location, on a natural carriageway, this beautifully presented detached chalet bungalow comes highly recommended

- Three Bedrooms
- Spacious Bathroom
- Reception Room
- Loft Room
- Fitted Kitchen
- Gas Central Heating
- Double Glazed Windows
- Double Garage, Workshop & Extensive Driveway Parking
- Outbuilding & Store
- Garden

Offers in the region of £775,000 freehold

LOCATION

Downe Avenue is located off Cudham Lane North which joins the A21 in Green Street Green allowing easy access to junction 4 of the M25 (About 3.25 miles). Stations to the city at Chelsfield (About 2.2 miles, whilst Orpington Station is about 3.25 miles. There are shops and facilities including a Waitrose, doctors surgery, dentist, restaurants, coffee shops at Green Street Green and just beyond at the Crescent. Orpington Hospital and Princess Royal University Hospital are also nearby. You also have access to Sevenoaks Hospital.

Residents of Cudham are lucky to be served by three public houses in Green Street Green and their local "The Blacksmiths Arms" in Cudham Village. There you can also find the rec with children's playground where cricket is taken seriously. You will also find an actual Blacksmiths, your local garage mechanic

and village hall where there are Pilates and yoga classes, nursery sessions for young children and where other community events are held.

Downe Avenue also has the advantage of only being less than a 15 minute walkaway from the beautiful High Elms Country Park. There are state and private schools in the surrounding area as well as various sporting and recreation facilities.

GROUND FLOOR

From the drive, steps will take you up to a good size patio area, where there is a gate to the garden and steps down to the side access door to the garage as well as to the main front door.

ENTRANCE HALL

A good size hallway with radiator, cupboard under the stairs, and a very useful UTILITY CUPBOARD with plumbing for a washing machine and tumble dryer.

RECEPTION ROOM

A bright double aspect double glazed room





with French doors to the sun deck and garden, oriel window to the front. Radiators, light beach laminate flooring and wall light points.

KITCHEN

Fitted with a range of base and wall units with granite work surfaces. Single drainer one and a half bowl stainless steel sink unit. Fitted appliance including an electric hob, oven, extractor, dishwasher and fridge/freezer. light beach laminate flooring, double glazed window and door to the garden. Cupboard with gas boiler for heating and hot water.

DINING ROOM/BEDROOM

With radiator, double glazed window and range of fitted cupboards.

BEDROOM ONE

With radiator, double glazed oriel window and range of fitted cupboards. There are fitted ceiling reading lights, the main lights and dress lights by the mirrored cupboards.

BEDROOM TWO

Currently used as an office with radiator and double glazed window.

BATHROOM

A wet room with underfloor heating, fitted with a corner bath, separate shower cubicle, w.c. and hand basin. Radiator, extractor fan, concealed mirrored cupboards, tiled walls and double glazed window.

FIRST FLOOR

LOFT ROOM

With radiator, double glazed window with views to the fields opposite the house. Eaves storage cupboards.





OUTSIDE

DETACHED DOUBLE GARAGE

With two roller shutter doors, additional, side door entrance, light, power and water supply. Workbenches, storage in the eaves. There is extensive parking to the front of the property with the benefit of an in and out drive.

THE GARDEN

To the front and adjoining the drive there are planted beds, a rockery and two established Elder Sambucas trees..

To the rear, there is a large sun deck, conifer hedging, lawn, gazebo, crazy paved terrace and two useful outbuildings ideal for a gym or home office. There is a side gate that leads direct to the drive via a slope, where the second side gate on the other side leads to the front patio by the main door.

There is ample room to walk all round the house.



SERVICES

Mains drainage, gas, water, electricity and Super Ultra fast full fiber Broadband are connected to the property.

COUNCIL TAX

The property is located in the London Borough of Bromley and is in council tax band E

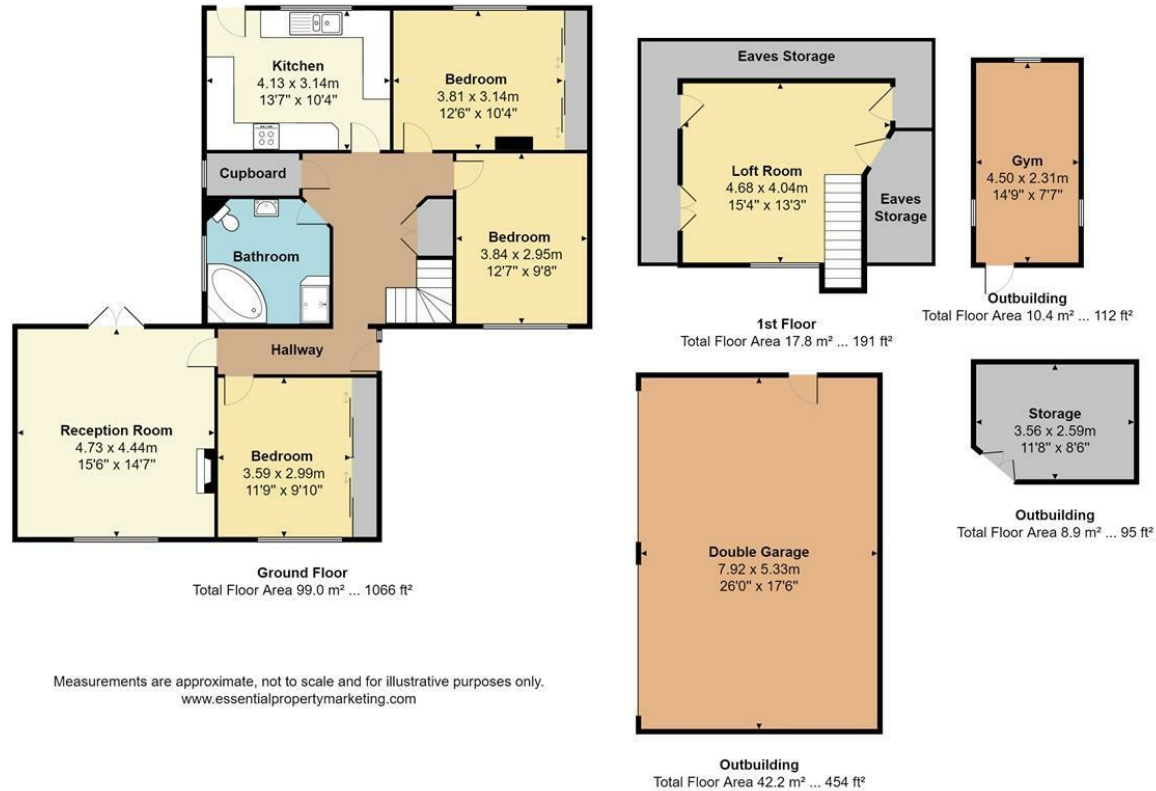
ROUTE TO VIEW

From the Green Street Green roundabout proceed up Cudham Lane North for about a mile and a quarter. Turn right into Hazelwood Road and then straight on into Downe Avenue, the property will be towards the end of the road on the left.



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Total Floor Area: 178.3 m² ... 1919 ft² (excluding eaves storage)



Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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EPC Rating- E

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