

THOMAS BROWN

ESTATES



15 Downe Avenue, Cudham, TN14 7QX

Asking Price: £635,000

- 4 Double Bedroom, 2 Reception Room Detached House
- Semi-Rural Setting, No Through Road
- Easy Drive to Local Shops & Stations
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this four double bedroom detached property (1498.7 sqft), being offered to the market with no forward chain, situated in an idyllic semi-rural setting towards the end of a no through road but within an easy drive to local shops and stations. The accommodation comprises: large entrance hallway, lounge, dining room, kitchen, utility room (could be converted into a shower room) and a WC to the ground floor. To the first floor are four double bedrooms and a family bathroom. Externally there is a rear garden mainly laid to lawn with numerous seating areas and mature flower beds, integral garage and a driveway to the front. The property is set in green belt countryside with amenities available at either Green Street Green, Orpington, Cudham or Downe. STPP there is potential to merge the dining room and kitchen to create a spacious kitchen/diner that would span the rear of the property and/or to convert the integral garage. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



ENTRANCE HALL

16' 05" x 9' 08" (5m x 2.95m) (measured at maximum) Double glazed opaque door to side, laminate flooring, radiator.

LOUNGE

16' 04" x 12' 04" (4.98m x 3.76m) Multi fuel burner, double glazed window to front and side, laminate flooring, radiator.

DINING ROOM

14' 03" x 11' 10" (4.34m x 3.61m) Double glazed French door to rear, laminate flooring, radiator.

KITCHEN

10' 10" x 10' 04" (3.3m x 3.15m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated electric hob, space for tower fridge, space for tower freezer, double glazed door and double glazed window to rear, tile effect flooring, radiator.

UTILITY ROOM

Potential to create shower room. Space for washing machine, double glazed opaque door to side, vinyl flooring.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, laminate flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

13' 03" x 12' 04" (4.04m x 3.76m) Double glazed window to front, carpet, radiator.

BEDROOM 2

13' 03" x 10' 0" (4.04m x 3.05m) Double glazed window to front, carpet, radiator.

BEDROOM 3

11' 10" x 11' 08" (3.61m x 3.56m) Double glazed window to rear, carpet, radiator.

BEDROOM 4

11' 07" x 10' 06" (3.53m x 3.2m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

42' 0" x 30' 0" (12.8m x 9.14m) Patio and decked areas with rest laid to lawn, mature flowerbeds.

OFF STREET PARKING

Drive.

INTEGRAL GARAGE

16' 06" x 10' 01" (5.03m x 3.07m) Up and over door to front, double glazed opaque window to side, power

DOUBLE GLAZING

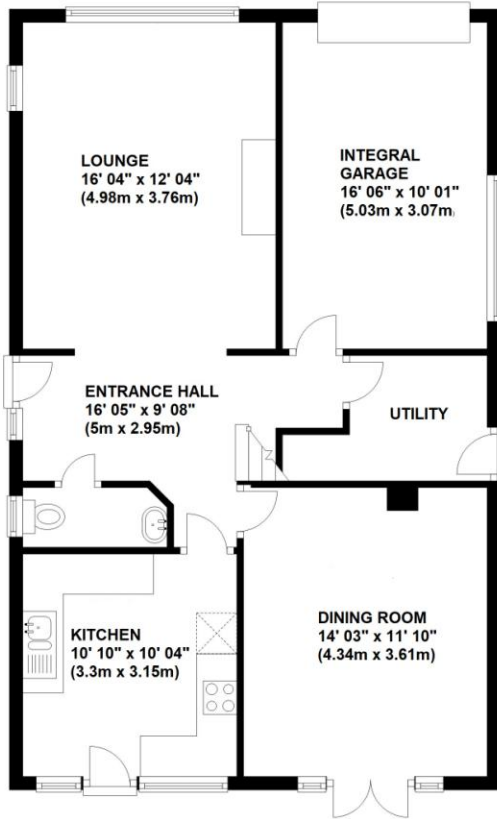
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



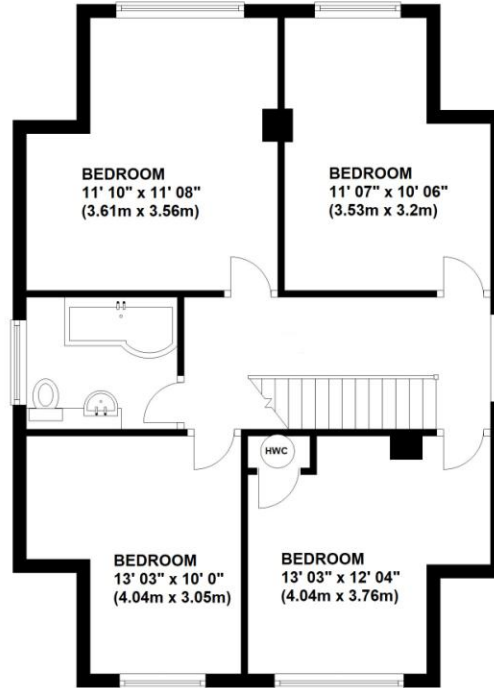
Ground Floor

Approx. 78.0 sq. metres (839.3 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.4 sq. feet)



Total area: approx. 139.2 sq. metres (1498.7 sq. feet)



Construction: Standard

Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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