

The logo for Sinclair Hammelton, featuring the name in a serif font with a house icon between the words.

Sinclair  Hammelton



ASKING PRICE

£1,425,000

Downe Road

Keston, BR2 6AD

PROPERTY SUMMARY

Occupying a delightful semi-rural position backing directly onto open countryside, this exceptional double-fronted family residence offers in excess of 2,600 sq ft of beautifully presented and thoughtfully modernised accommodation, combining generous living space with stunning surroundings. Designed with modern family living in mind, the property centres around a truly impressive 33' x 25' open-plan kitchen/breakfast/family room, creating the perfect hub for entertaining, family gatherings and everyday living. In addition, there are three further reception rooms, a dedicated home office/study, utility room and cloakroom, providing exceptional flexibility for growing families and those working from home.

The first floor offers four well-proportioned bedrooms and three contemporary bathrooms, including two en-suite shower rooms.

Externally, the property continues to impress with a substantial rear garden enjoying a highly private aspect backing directly onto open countryside, providing a wonderful setting for outdoor entertaining, family activities and relaxation. A triple garage and extensive driveway offer ample off-street parking for numerous vehicles.

Please note: The vendor of this property is a connected person as defined by the Estate Agents Act 1979

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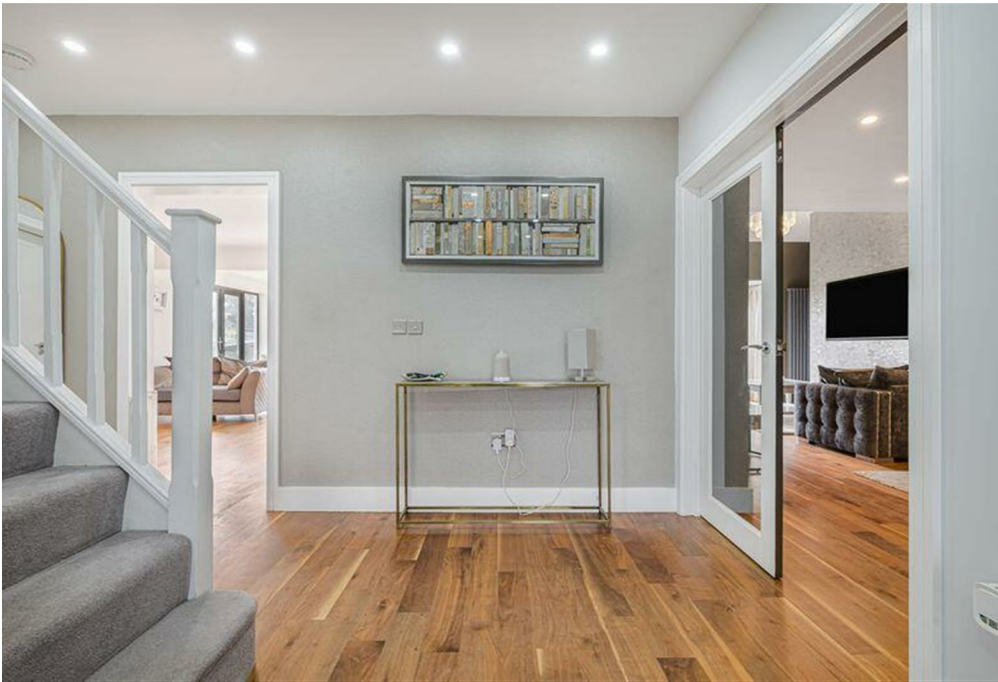


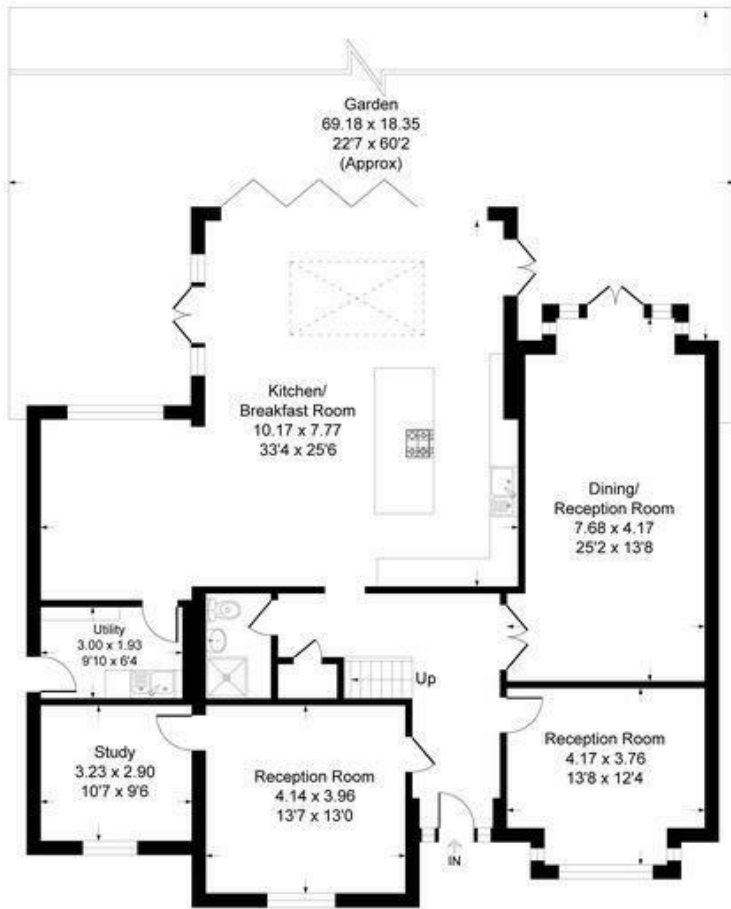
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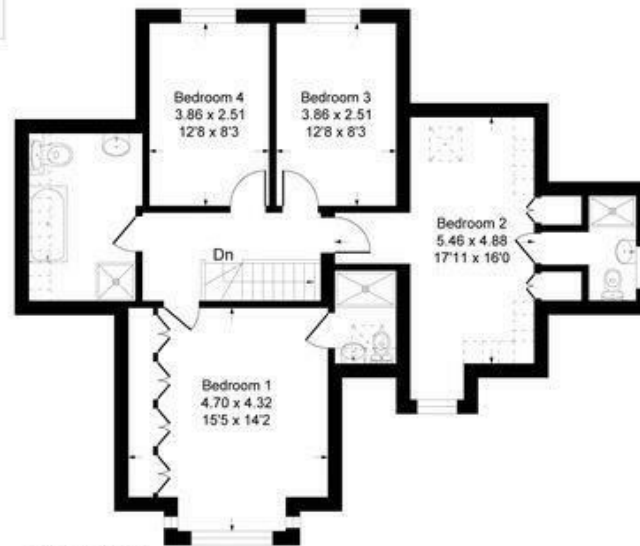
Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Tall Trees, Downe Road, BR2

Approximate Gross Internal Area 247.1 sq m / 2660 sq ft



First Floor



LOCAL AUTHORITY

TENURE
Freehold

EPC RATING
C

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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OFFICE DETAILS

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