

THOMAS BROWN

ESTATES



4 Belle Vue Road, Downe, BR6 7HR

Asking Price: £500,000

- 3 Bedroom Mid Terrace House
- Modernised & Rear Extended
- 19' x 18'10 Kitchen/Dining Room
- Sought After Downe Village





Property Description

Thomas Brown Estates are delighted to present this beautifully modernised and re-extended three bedroom home, finished to an exceptional standard by the current owners and ideally situated within the highly sought-after Downe Village.

The accommodation comprises an inviting entrance hall, a spacious lounge, and an impressive 19' x 18'10" kitchen/dining room featuring bi-fold doors opening onto the rear garden. This stunning contemporary space benefits from underfloor heating, a central island/breakfast bar, and a convenient utility cupboard, making it perfect for both everyday living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a stylish family bathroom.

Externally, the landscaped rear garden provides an excellent setting for al fresco dining and entertaining, while the garden cabin offers an ideal space for a home office. To the front, there is on-street parking.

Viewing is highly recommended to fully appreciate the quality, specification, and desirable location this exceptional home has to offer. Please contact Thomas Brown Estates to arrange your appointment.



ENTRANCE HALL

Composite door and window to front, understairs storage, carpet, radiator.

LOUNGE

12' 9" x 12' 7" (3.89m x 3.84m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

19' 0" x 18' 10" (5.79m x 5.74m) Range of matching wall and base units with worktops over, sink, central island/breakfast bar, integrated oven and induction hob with extractor over, integrated combi oven, integrated dishwasher, space for American fridge/freezer, space for washing machine and tumble dryer, double glazed bi-fold doors to rear, two Velux windows, underfloor heating, tiled flooring.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 1" x 10' 0" (3.38m x 3.05m) (measured to front of wardrobe) Built-in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 1" x 8' 9" (3.38m x 2.67m) (measured to front of wardrobe) Built-in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 9" x 7' 11" (2.67m x 2.41m) Fitted wardrobe, double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with Aqualisa shower over, two double glazed opaque windows to rear, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

42' (12.8m) (approx.) Landscaped with patio area, flower beds, artificial lawn, outside tap, side access.

CABIN

8' 10" x 5' 9" (2.69m x 1.75m) Cabin with storage, bi-fold doors to front, power and light.

FRONT GARDEN

Laid to lawn, path to front door.

ON STREET PARKING

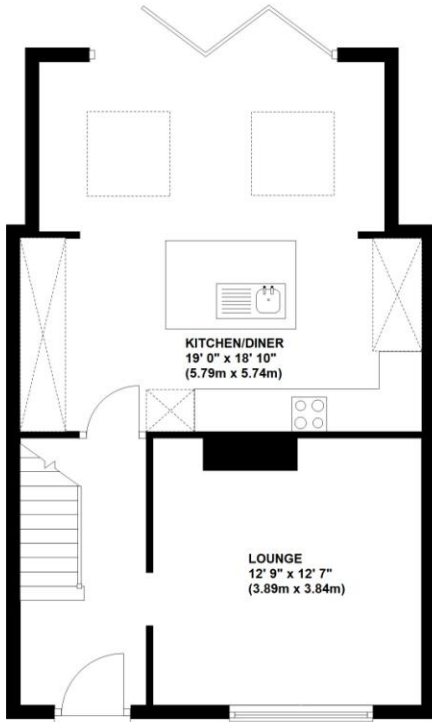
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



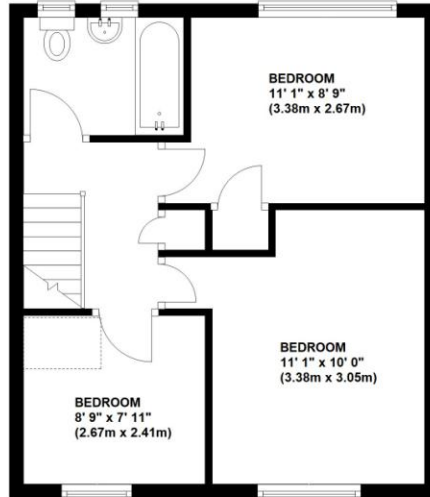
Ground Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



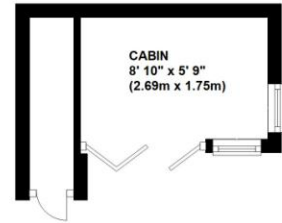
First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)




Outbuilding

Approx. 6.5 sq. metres (70.0 sq. feet)



Total area: approx. 97.6 sq. metres (1050.1 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Council Tax Band: D

Tenure: Freehold

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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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