

# THOMAS BROWN

ESTATES



## Weller Place, Downe, BR6 7JW

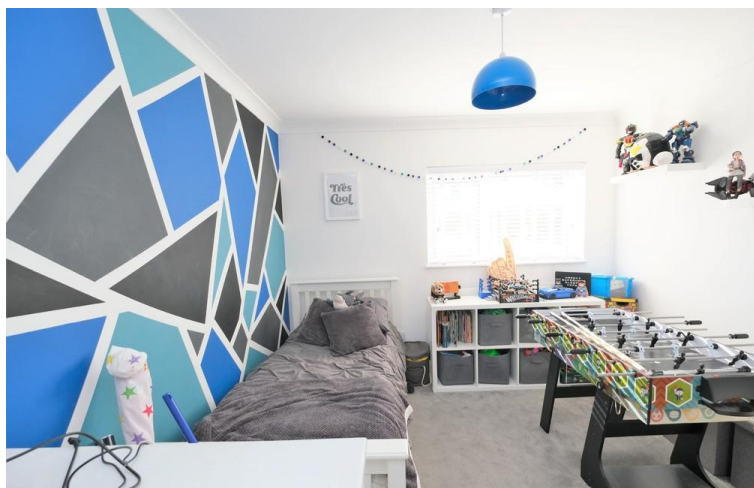
**Asking Price: £510,000**

- 3 Bedroom Mid Terrace House
- Double Glazing & Central Heating

- Downe Village Location
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this end of chain three bedroom mid terrace property, situated in a popular location within the ever sought after Downe Village. The well presented accommodation on offer comprises; private entrance and entrance hallway, lounge, kitchen/breakfast room, utility area and WC to the ground floor. Stairs to the first floor provide access to three bedrooms and the family bathroom. Externally there are private gardens to the front and rear of the property. The property also benefits from gas central heating, double glazing and is located close to Downe Primary school. Please call Thomas Brown Estates to book your appointment to view.





#### ENTRANCE HALL

Double glazed door and panels to front, laminate flooring, radiator.

#### LOUNGE

14' 5" x 11' 0" (4.39m x 3.35m) Feature fireplace, double glazed window to front, laminate flooring, radiator.

#### KITCHEN/BREAKFAST ROOM

20' 10" x 9' 10" (6.35m x 3m) (measured to longest point) Range of matching wall and base units with worktops over, sink with mixer taps, integrated double oven, integrated hob with extractor over, integrated dishwasher, space for fridge, understairs storage, larder cupboard, two double glazed windows to rear, laminate flooring, radiator.



#### UTILITY AREA

5' 9" x 5' 0" (1.75m x 1.52m) Worktop, plumbing for washing machine, double glazed patio doors to garden, laminate flooring.

#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Loft access, double glazed window to rear, carpet.

#### BEDROOM 1

12' 2" x 11' 2" (3.71m x 3.4m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 1" x 10' 5" (3.38m x 3.18m) Double glazed window to front, carpet, radiator.

#### BEDROOM 3

9' 4" x 8' 4" (2.84m x 2.54m) Double glazed window to rear, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclosed bath with shower over, two double glazed windows to rear, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### REAR GARDEN

55' 0" x 20' 0" (16.76m x 6.1m) (approx.) Decked patio area with rest laid to lawn, mature shrubs/trees, brick built garden store, side access.

#### FRONT GARDEN

Pathway to front door, low maintenance, gravelled and bark areas, flowerbed.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

#### VERY GOOD CONDITION THROUGHOUT



GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.3 sq.m.) approx.

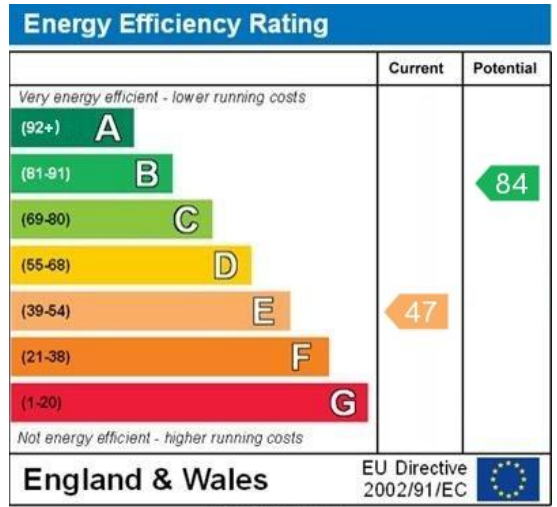
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Other Information:**

**Council Tax Band:** E

**Construction:** Standard

**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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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

