

THOMAS BROWN

ESTATES

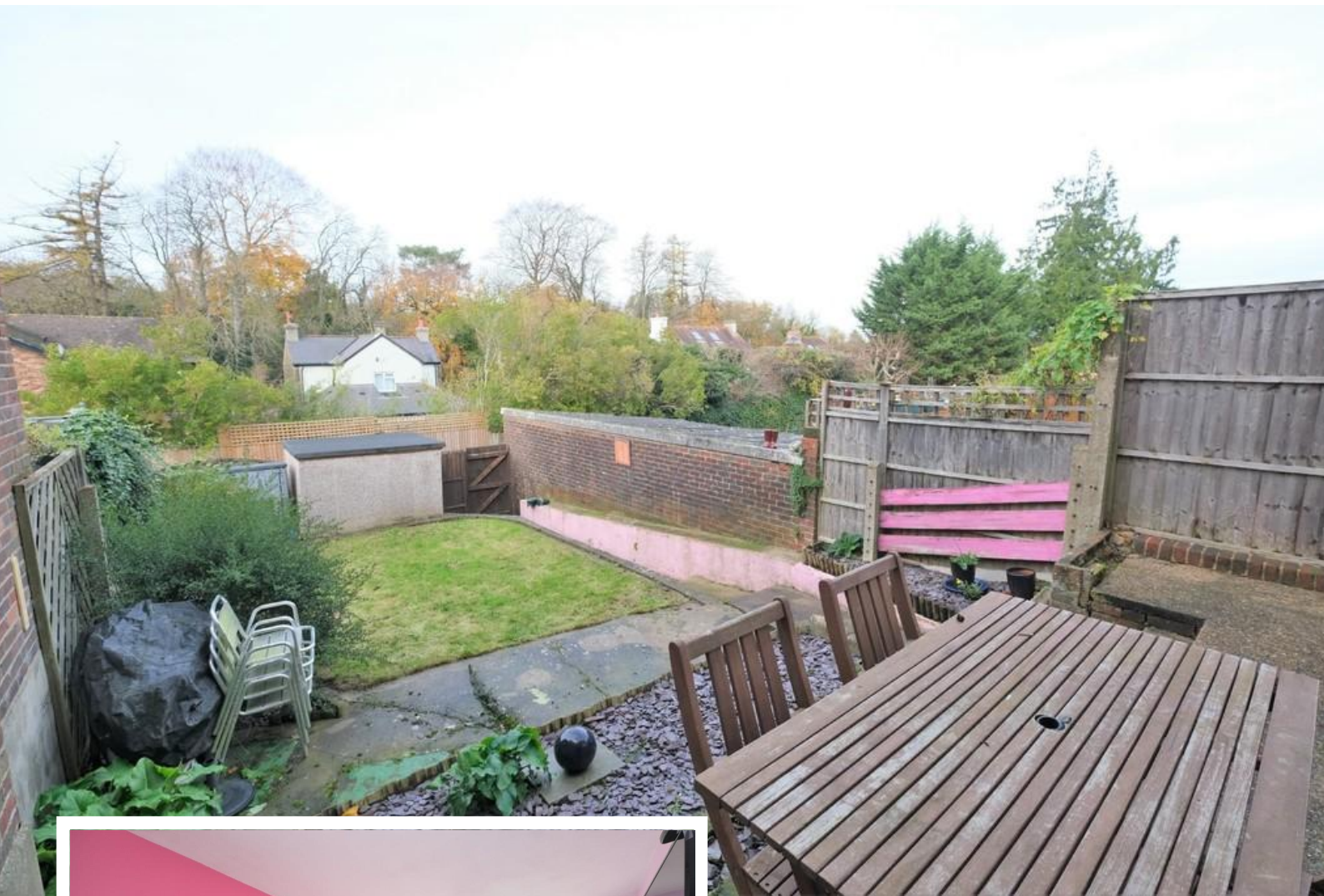


13 Belle Vue Road, Downe, BR6 7HR

Asking Price: £390,000

- 3 Bedroom Mid-Terraced House
- No Forward Chain
- Rare to Market, Deceptively Spacious (947sqft)
- Fantastic Semi-Rural Location





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, deceptively spacious (947sqft) three bedroom mid terrace family home being offered to the market with no forward chain and situated in a highly popular location within Downe. The accommodation comprises; entrance hall, downstairs WC/utility room, dual aspect lounge/diner with patio doors to the rear garden and a kitchen to the ground floor. To the first floor there are three bedrooms and a family shower-room. Externally there is a private garden to the front and rear with on road parking in the proximity. The property also benefits from gas central heating, double glazing and is located close to Downe Village and Primary School. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the floor space and wonderful semi-rural location on offer.



FRONT

On road parking, low maintenance, storage cupboard.

ENTRANCE HALL

Door and opaque panel to side, under stairs storage area, carpet, radiator.

LOUNGE/DINER

23' 05" x 12' 08" (7.14m x 3.86m) (measured to widest point) Double glazed window and panel to front, double glazed patio doors to rear, carpet, two radiators.

KITCHEN

12' 0" x 7' 07" (3.66m x 2.31m) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated oven, integrated 5 ring gas hob, space for fridge/freezer, space for dishwasher, tiled splashback, serving hatch, double glazed door to rear, double glazed window to rear, vinyl flooring.

CLOAKROOM/UTILITY

Low level WC, space for washing machine, space for dryer, opaque double glazed window to side, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access, carpet.

BEDROOM 1

14' 07" x 8' 09" (4.44m x 2.67m) Double glazed window to front, carpet, radiator.

BEDROOM 2

12' 01" x 8' 09" (3.68m x 2.67m) Storage cupboard, double glazed window to rear, carpet, radiator.

BEDROOM 3

11' 0" x 6' 08" (3.35m x 2.03m) Storage cupboard, double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, opaque double glazed window to rear, tiled walls, vinyl flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

42' 0" (12.8m) Patio area with rest laid to lawn, brick built shed, rear access.

DOUBLE GLAZING

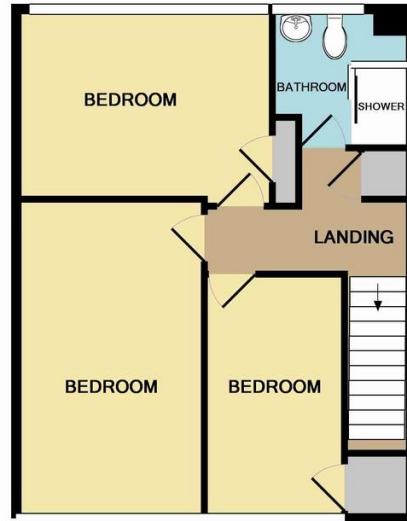
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

FREEHOLD

COUNCIL TAX BAND: D





GROUND FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 947 SQ.FT. (88.0 SQ.M.)

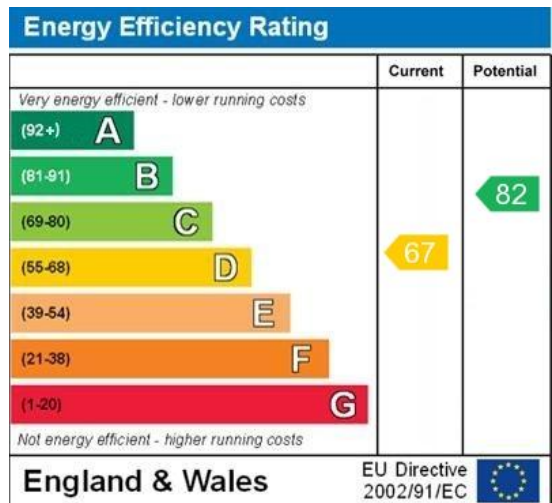
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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: D

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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