



homezone

**£1,350,000 Freehold**

**12 Downs Hill  
Beckenham**

Kent, BR3 5HB

- STUNNING DETACHED HOME
- FIVE DOUBLE BEDROOMS
- THREE LARGE RECEPTION ROOMS
- WELL APPOINTED KITCHEN
- IMPRESSIVE RECEPTION HALLWAY
- TWO BATHROOMS
- GLORIOUS REAR GARDEN
- HEATED OUTDOOR POOL
- LARGE GARAGE & PLENTY OF PARKING
- EPC - BAND F



### Homezone Property Services

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A splendid detached family house providing generously proportioned five double bedroom/three reception room accommodation, located within one of the areas most desirable residential roads allowing easy access to both Beckenham and Bromley town centres.

The property, which is offered to the market on a chain free basis, is believed to have originally been constructed circa 1934 and has been under the same ownership for some 40+ years. Over recent years, it is clear that the current owners have improved and maintained the house to a very high standard overall, with the beautifully kept mature gardens being a particular feature.

Internally, the property provides comfortable family accommodation and super entertaining space, which comprises an entrance porch; large reception hallway; living room with feature fireplace; dining/family room; kitchen with full range of built-in/integrated appliances plus useful fitted utility area; separate dining/breakfast room with fitted storage/dresser units. A downstairs WC completes the ground floor.

Upstairs, on the first floor, there are four double bedrooms - the master with en-suite shower - plus a well appointed family bathroom. A second staircase leads the top floor which comprises a further large bedroom/games room. All bedrooms provide a range of fitted wardrobes/bedroom units.

Outside, there is no doubting the rear garden is one of the principle features. Gentle sloping down to around 140' in length, established trees and specimen plants afford complete seclusion and create delightful setting. There are three main terraced patios and a superb kidney shaped heated pool which is attractively set within the lower terrace.

Downs Hill is a first class residential road predominantly made up of large detached properties. Nearby transport links to central London include Ravensbourne, Shortlands and Beckenham Junction.

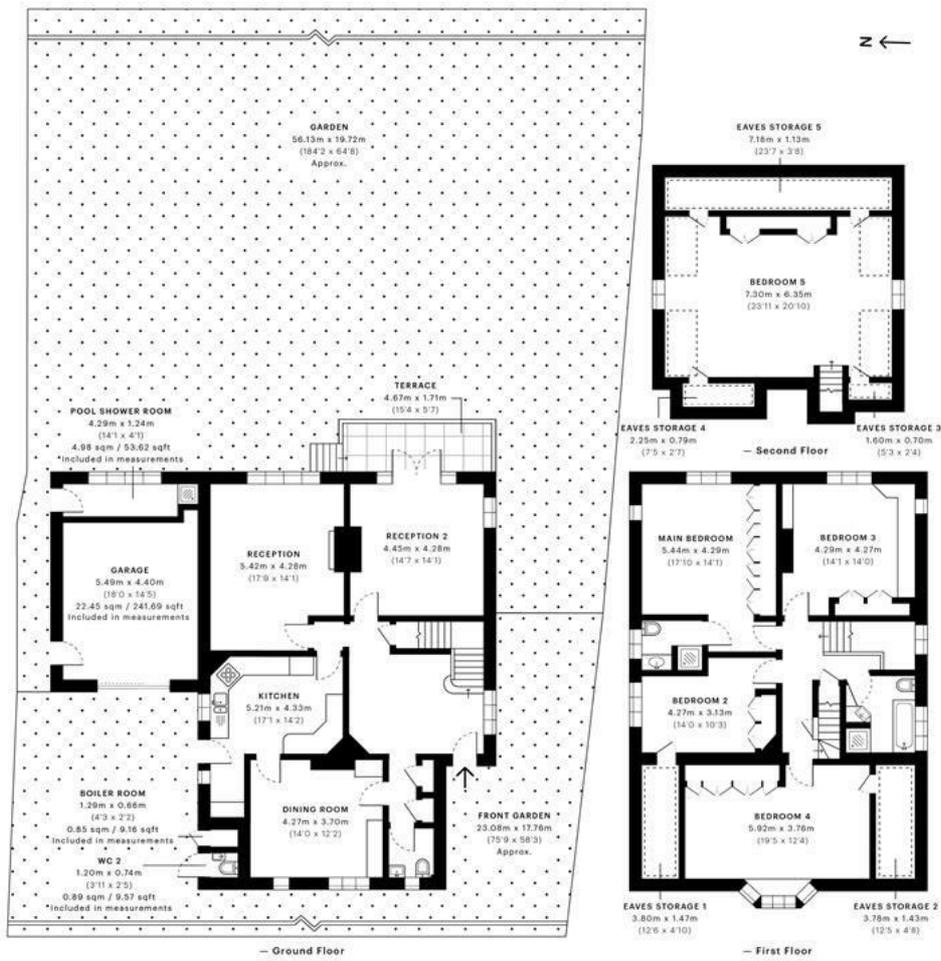


**Downs Hill, BR3**

CAPTURE DATE: 08/10/2020 LASER SCAN POINTS: 370,000,000

**GROSS INTERNAL AREA**

**296.36 sqm / 3189.99 sqft**



<p><b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property <b>296.36 sqm / 3189.99 sqft</b></p>	<p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features includes washrooms, restricted head height: <b>271.37 sqm / 2921.00 sqft</b></p>	<p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. <b>7.88 sqm / 84.82 sqft</b></p>	<p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m <b>29.87 sqm / 321.52 sqft</b></p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 300.81 sqm / 3237.89 sqft  
IPMS 3C RESIDENTIAL: 280.39 sqm / 3018.09 sqft  
SPEC ID: 5f6cb0972f00e0da2b4e23f

**COVERED ENTRANCE PORCH**

Outside light.

**ENTRANCE HALLWAY**

14' x 10'8" (minimum) (4.27m x 3.25m (minimum))  
Multi paned window to side; built-in coats/storage cupboard; further built-in understairs storage; radiator with fitted cover; stairs to first floor.

**CLOAKROOM**

Multi paned window to front; WC; fitted wash basin with storage unit under; radiator; wood flooring.

**LOUNGE**

17'9" x 14' (5.41m x 4.27m)  
Multi paned windows to rear; radiator with fitted cover; feature fireplace with gas fire.

**DINING/FAMILY ROOM**

14' x 14' (4.27m x 4.27m)  
Multi paned doors and windows to rear leading to garden; multi paned window to side; two radiators.

**KITCHEN**

13'10" x 10'2" (plus utility area of 5'2") (4.22m x 3.10m (plus utility area of 1.57m))  
Double glazed window to side; part glazed door to side leading to car port; fitted with a comprehensive range of wall and base units with polished granite worktops to three walls; integrated sink unit; Neff halogen hob with extractor hood over; built-in double oven; built-in microwave; integrated dishwasher; radiator; wood flooring. Useful recessed utility area with cupboards housing space for washing machine and tumble dryer. Door to:

**BREAKFAST ROOM**

14' x 12'1" (4.27m x 3.68m)  
Two multi paned windows to front; wood flooring; radiator with fitted cover; useful fitted storage/dresser units.

**FIRST FLOOR LANDING**

Multi paned window to side; built-in airing cupboard; stairs to top floor.

**BEDROOM 1**

17'10" (max) x 12' (to wardrobes) (5.44m (max) x 3.66m (to wardrobes))  
Multi paned windows to rear and side; radiator with fitted cover; comprehensive range of fitted wardrobes/bedroom units to one wall; door to:

**EN SUITE SHOWER**

Multi paned window to side; suite comprising built-in shower cubicle; WC; fitted wash basin with vanity/storage unit under; part tiled walls; radiator.

**BEDROOM 2**

19'6" x 12'3" (5.94m x 3.73m)  
Multi paned bay window to front; radiator; comprehensive range of fitted wardrobes/bedroom units; built-in eves storage.

**BEDROOM 3**

14' x 14' (4.27m x 4.27m)  
Multi paned windows to rear and side; fitted with a comprehensive range of wardrobes/bedroom units to two walls; radiator with fitted cover.

**BEDROOM 4**

14' x 10'3" (4.27m x 3.12m)  
Multi-paned window to side; range of fitted wardrobes to one wall; radiator; built-in eves storage.

**BATHROOM**

Multi paned window to side; modern and well appointed suite comprising bath; fitted wash basin set within storage unit; WC; built-in shower cubicle; heated towel rail; vinyl flooring; extractor fan.

**TOP FLOOR****BEDROOM 5/GAMES ROOM**

23'10" x 15'1" (overall - reduced head height) (7.26m x 4.60m (overall - reduced head height))  
Multi paned windows to sides; two built-in double wardrobes; built-in eves storage; radiator.

**OUTSIDE/GARDENS**

approx 140' (approx 42.67m)  
The gardens are a particular feature of the property. Set on a large plot, the landscaped rear garden is beautifully maintained being mainly laid to lawn with numerous mature trees and shrubs providing complete privacy and seclusion. There is a large paved patio overlooking the gardens which gently slope down to a further patio at the rear. A lower terrace provides access to a heated kidney shaped swimming pool with diving board. Further features of note include the changing room with shower; garden shed; useful outside storage space; side access to both sides via gates.

The mature front gardens also provide much privacy and screening. There is a wrought iron gate providing access to the driveway. Useful outside WC and further storage cupboard.

**GARAGE/PARKING**

18' x 14'5" (5.49m x 4.39m)  
A large single garage to the side of the house with double doors to front and personal door to side. Light and power; fuse box; fitted stainless steel sink unit with cupboards under. Covered car port to side of the property and paved driveway providing further off street parking for around four vehicles.

**COUNCIL TAX**

London Borough of Bromley - Band H

**AGENTS NOTE**

We are advised that the property has been underpinned in the past. A recently commissioned structural report is available upon request.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.