



PRICE GUIDE

£1,500,000

Downe Road

, BR2 6AD

PROPERTY SUMMARY

Arranged in excess of 2,600 square feet, this beautifully presented and tastefully modernised four bedroom three bathroom, double fronted family home enjoys a desirable position backing onto open countryside. The property offers extensive living accommodation featuring an impressive a 33' X 25' kitchen/breakfast room, complemented by a further three reception rooms, utility room a dedicated study- ideal for modern family life. Externally the property boasts a very generous garden, a triple garage and a large driveway providing ample off -street parking, further benefits include hardwood flooring, gas central heating - the property would suit the most discerning purchaser, seeking space, style, and a semi-rural setting, yet within easy access of Keston, Hayes and surrounding villages.

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

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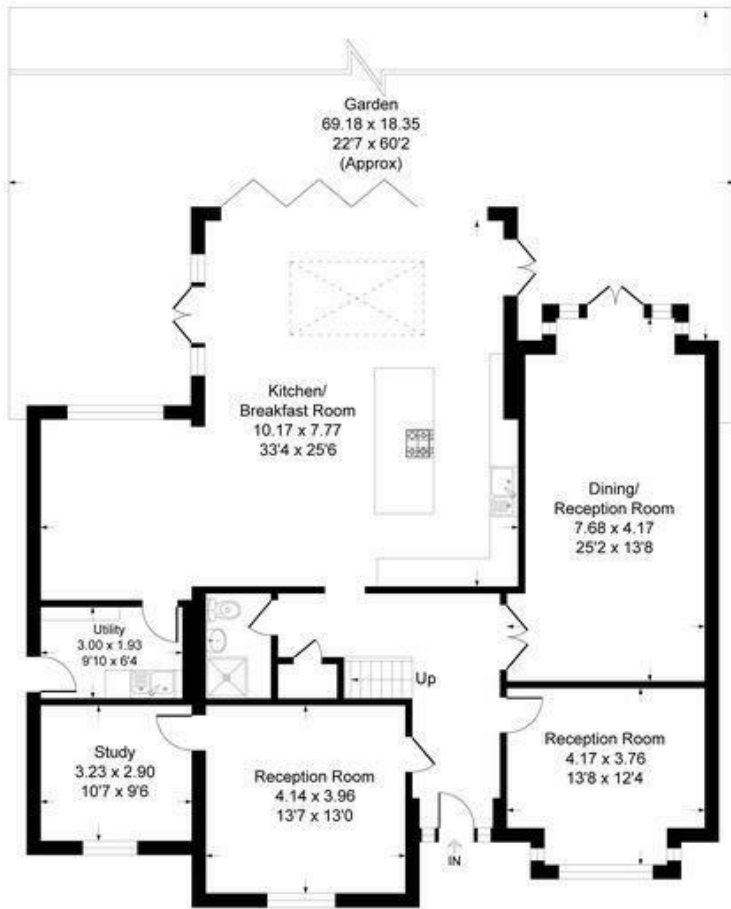
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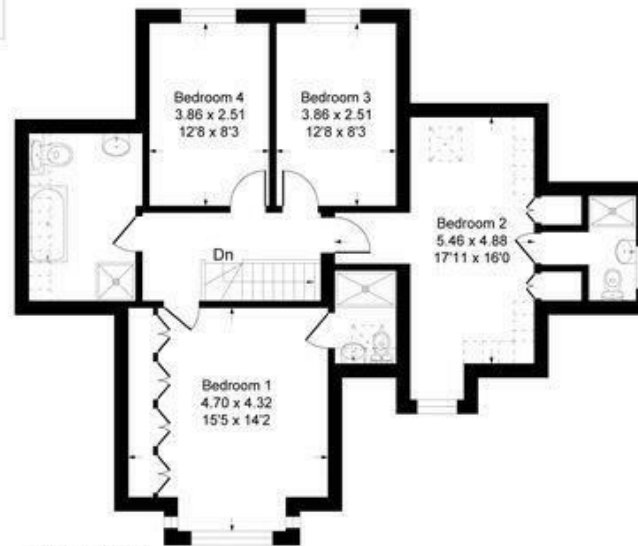
Ground Floor



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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