

## 3 Bedroom Semi-detached bungalow for Rent - **£1,800 per month**

Standard Road, Downe, Orpington, Kent, BR6 7HL



### KEY FEATURES

• 3 BEDROOM SEMI DETACHED BUNGALOW • FITTED KITCHEN WITH APPLIANCES • KITCHEN/DINING ROOM • ADDITIONAL RECEPTION • DOUBLE GLAZING AND GAS CENTRAL HEATING • BATHROOM SUITE WITH SHOWER OVER • OFF STREET PARKING TO FRONT - 2 CARS • BONUS GARAGE FOR STORAGE • EPC RATING D • COUNCIL TAX BAND F



## Description

A newly refurbished 3 bedroom semi-detached bungalow in the heart of Downe village. With a slightly elevated position and garage storage below, this family home has a kitchen/diner with washing machine and fridge freezer supplied, and separate reception, family bathroom suite with shower over the bath and three bedrooms with new carpets. The property has double glazing and central heating. Car parking to the front for two cars and decking to the rear and sunny garden..

## Location

The property is situated in a prime location in the historic village of Downe once home to Charles Darwin. Downe village has an active village community with a great primary school, two pubs, restaurants and a tea shop steeped in history. Chelsfield and Orpington stations are a short drive with fast links into London (18 minutes).

## Ground Floor

**HALLWAY** - Large bright entrance hall with newly laid wood effect laminate flooring. Radiator. Doors to all rooms

**LIVING ROOM** - 11' 7" x 18' 1" (3.54m x 5.52m) Bright room, with double glazed door to decking in rear garden. Fitted fireplace. New fitted carpet. Radiator

**KITCHEN/DINER** - 11' 1" x 16' 2" (3.38m x 4.95m) Range of fitted wall and base units. Double glazed door to rear garden. Double glazed window overlooking rear garden. Vinyl flooring. Integrated fridge freezer, oven and gas hob.

**BEDROOM 1** - 11' 10" x 11' 6" (3.62m x 3.54m) Double glazed window looking to front garden. Radiator. New fitted carpet

**BEDROOM 2** - 8' 1" x 8' 8" (2.49m x 2.65m) Bright room with double glazed window to side. Radiator. New fitted carpet.

**BEDROOM 3** - 11' 10" x 9' 11" (3.62m x 3.04m) Large double glazed bay window overlooking front garden. Radiator. New fitted carpet.

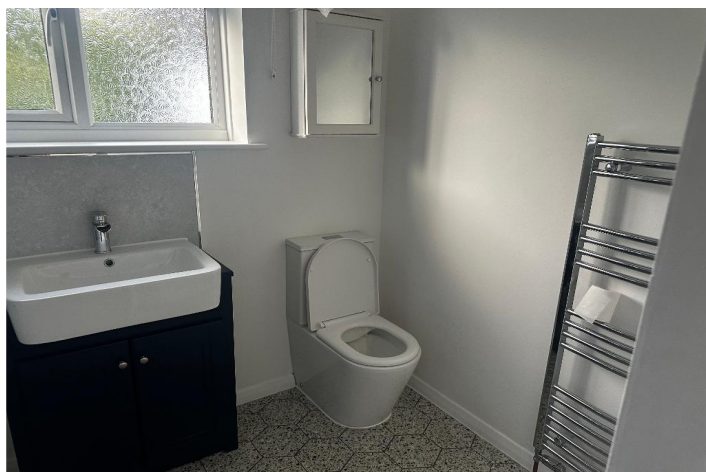
**BATHROOM** - 8' 8" x 8' 1" (2.65m x 2.49m) Double glazed opaque window to side. New white bathroom suite comprising of bath with shower above. Pedestal was hand basin. Low level w.c. Heated towel rail. Part tiled walls. Vinyl flooring

## Exterior

**REAR GARDEN** - Wooden decking leading from rear rooms of the house to the garden with wood storage under. Laid to lawn. Opens onto open fields.



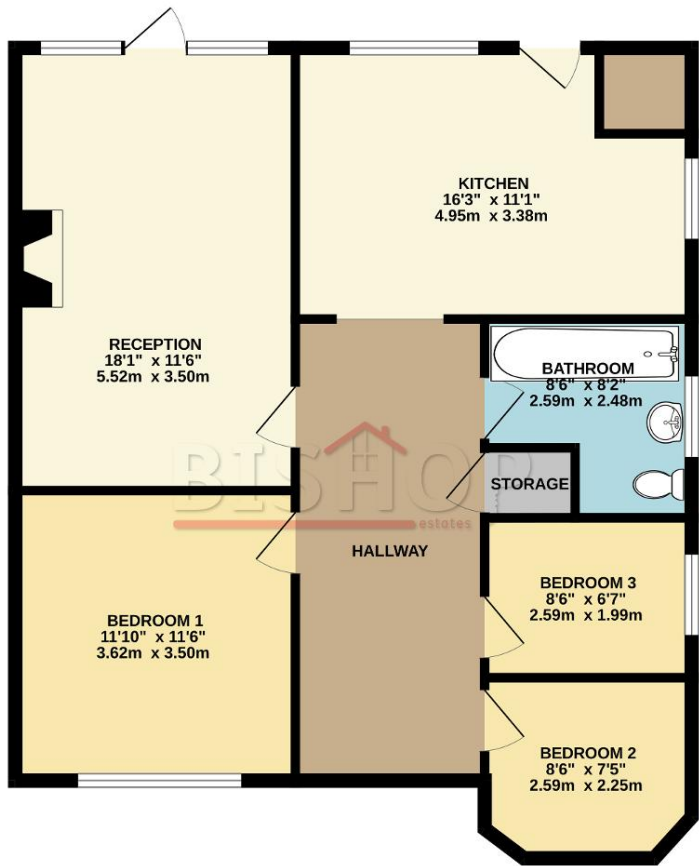
**FRONT GARDEN** - Large well established front garden.  
Driveway with ample parking.







GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Not all landlords are willing to accept pets within their property.