

THOMAS BROWN

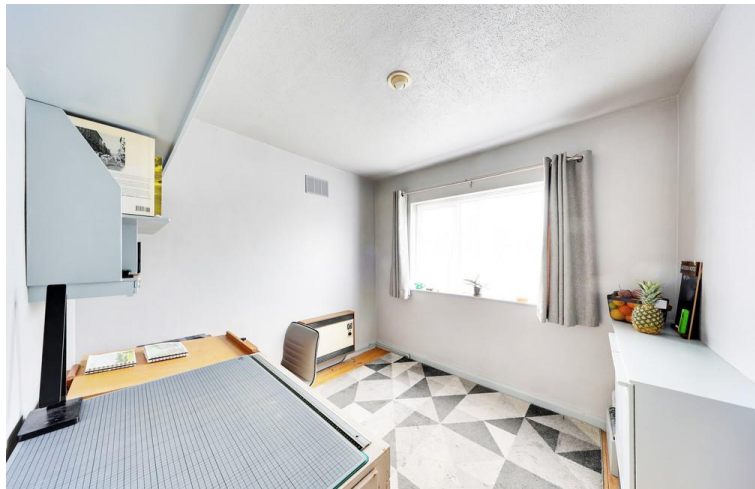
ESTATES



19a Transmere Road, Petts Wood, BR5 1DT **Asking Price: £307,500**

- 2 Bedroom First Floor Maisonette
- Private Rear Garden
- Well Located for Petts Wood High Street & Station
- Long Lease - 911 Years Remaining





Property Description

Thomas Brown Estates are delighted to offer this first floor maisonette, ideally situated within easy walking distance of Petts Wood High Street and Station. Offered with a long lease of 911 years and benefitting from a private rear garden, this property presents an excellent opportunity for buyers to make their own.

The accommodation comprises external stairs leading to a private entrance hall, kitchen, lounge/dining room, two bedrooms and a shower room.

Externally, the property boasts a private rear garden - perfect for alfresco dining and outdoor entertaining - along with ample on road parking to the front.

Please note, the property does require refurbishment, including the installation of a central heating system (a gas supply is available). This has been reflected in the competitive asking price, making it ideal for buyers seeking to modernise to their own taste.

Transmere Road is superbly located for highly regarded local schools, shops, bus routes, and Petts Wood High Street, with Petts Wood mainline station just a short walk away - offering excellent transport links.

Early viewing is highly recommended to fully appreciate the potential, location, and long lease on offer. Please contact Thomas Brown Estates to arrange your appointment.



STAIRS TO FRONT DOOR

ENTRANCE HALL

Door to side, exposed floorboards.

LOUNGE

13' 07" x 10' 06" (4.14m x 3.2m) Gas fire, double glazed window to front, painted floorboards.

KITCHEN

7' 03" x 5' 11" (2.21m x 1.8m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for undercounter fridge, space for undercounter freezer, space for washing machine, double glazed window to rear, parquet flooring.

BEDROOM 1

10' 06" x 9' 03" (3.2m x 2.82m) Fitted wardrobes, double glazed window to rear, exposed floorboards.

BEDROOM 2

9' 06" x 9' 0" (2.9m x 2.74m) Double glazed window to front, exposed floorboards, electric heater.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tile effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

FRONT

On road parking.

DOUBLE GLAZING

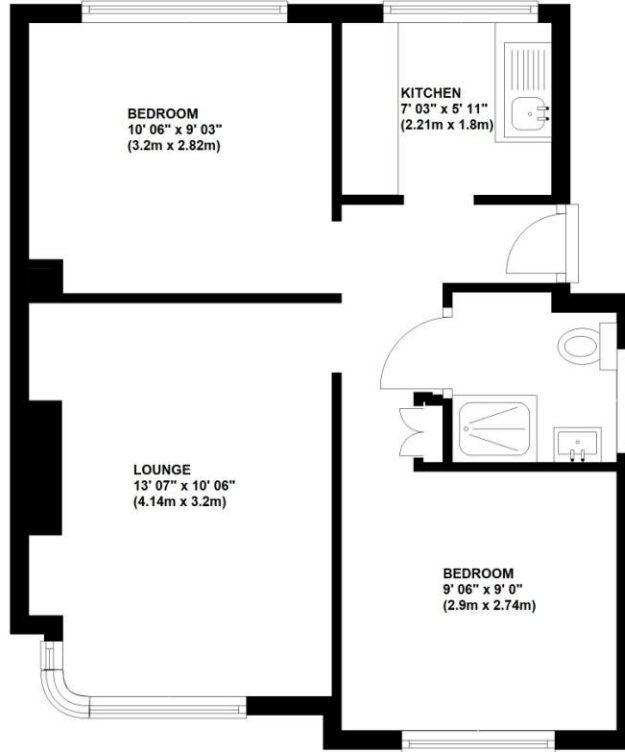
LEASEHOLD

911 years remaining.



First Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 43.1 sq. metres (463.5 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: C

Tenure: Leasehold – 911 years remaining (approx.)

Service Charge: none - As advised by vendor.

Ground Rent: £5 PA (£0.41 PM) - As advised by vendor.

****Please note these charges may be subject to reviews and this should be verified by your solicitor.**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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

THOMAS BROWN
ESTATES