

THOMAS BROWN

ESTATES

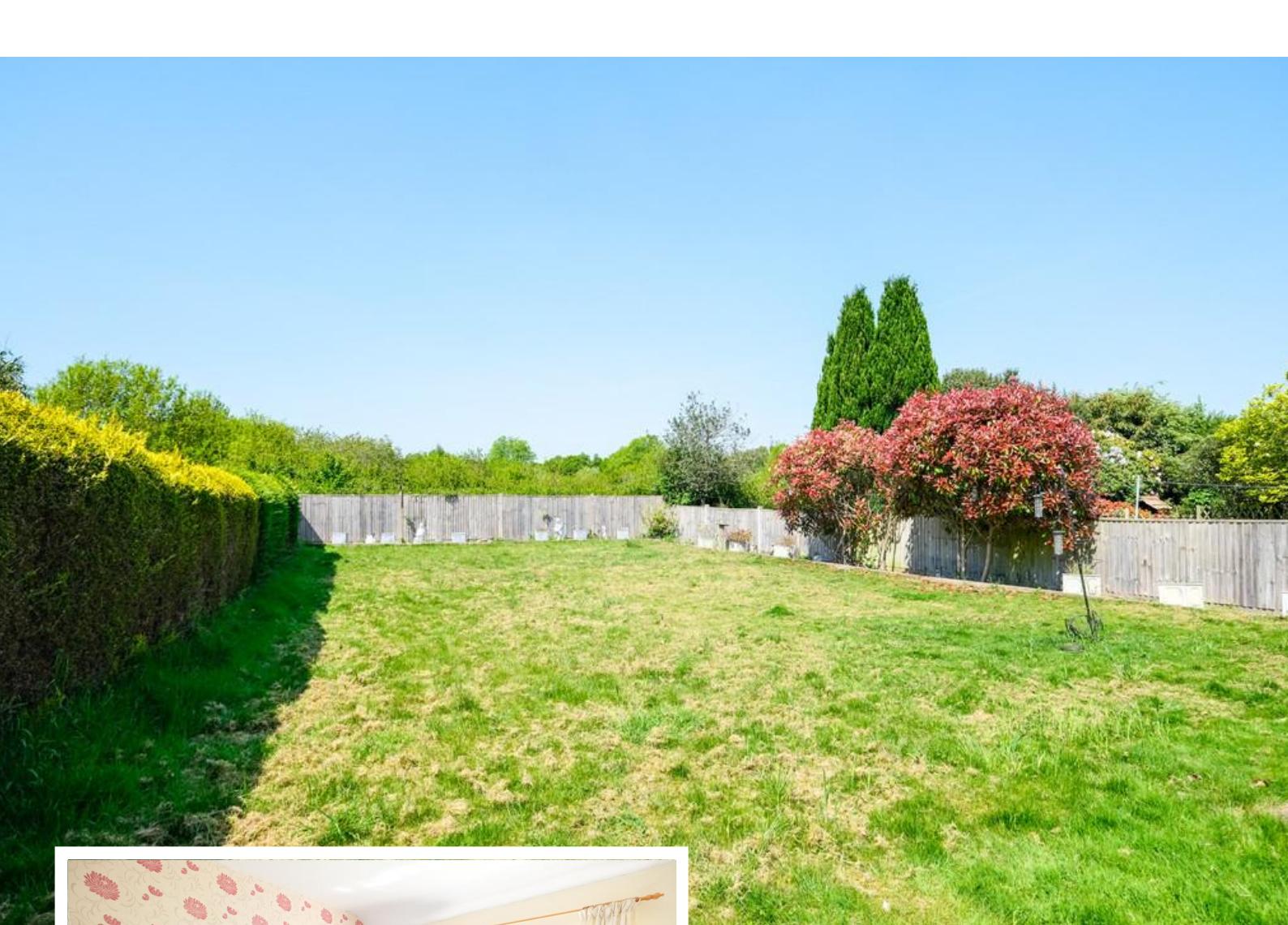


30 Southdene, Halstead, TN14 7HB

Fixed Price: £510,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Situated in the Ever Sought After Halstead Village
- Potential to Extend (STPP)
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property, being offered to the market with no forward chain, situated in the heart of the ever sought after Halstead Village, with views over a green to the front and fields/woodlands to the rear. The property comprises: entrance porch and hallway, lounge, dining room, kitchen, lean to, potential utility room and a WC to the ground floor. To the first floor there are three bedrooms and family bathroom. Externally there is a large rear garden mainly laid to lawn, with a garage and driveway to the side. STPP there is fantastic potential to extend across the rear and/or into the loft space as many have done on the road. Please note the property does require modernisation throughout and this has been reflected in the asking price. Halstead village is perfect for the buyer seeking a semi-rural environment with many locals pubs and schools but also convenient for the M25 and Knockholt station. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed door to front, double glazed panels to side and rear.

ENTRANCE HALL

Double glazed window to rear, understairs storage, laminate flooring, radiator.

LOUNGE

14' 04" x 12' 08" (4.37m x 3.86m) Double glazed bay window to front, laminate flooring, two radiators.

DINING ROOM

11' 06" x 11' 05" (3.51m x 3.48m) Double glazed window to front, laminate flooring, radiator.

KITCHEN

9' 04" x 7' 06" (2.84m x 2.29m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, double glazed window and double glazed opaque door to rear, vinyl flooring.

POTENTIAL UTILITY ROOM

8' 10" x 7' 0" (2.69m x 2.13m) Space for appliances, double glazed window.

LEAN-TO

9' 03" x 8' 07" (2.82m x 2.62m) Boiler cupboard, double glazed windows to side, double glazed door to rear, vinyl flooring.

CLOAKROOM

Low level WC, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet, radiator.

BEDROOM 1

11' 05" x 9' 05" (3.48m x 2.87m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 07" x 11' 06" (3.53m x 3.51m) Fitted wardrobes, double glazed window to front, carpet.

BEDROOM 3

8' 08" x 8' 04" (2.64m x 2.54m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, double glazed opaque window to rear, bath with shower over, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN

80' 0" (24.38m) Patio area with rest laid to lawn, side access.

GARAGE

15' 06" x 8' 02" (4.72m x 2.49m) Up and over door to front.

FRONT

Drive to side, laid to lawn, overlooks green.

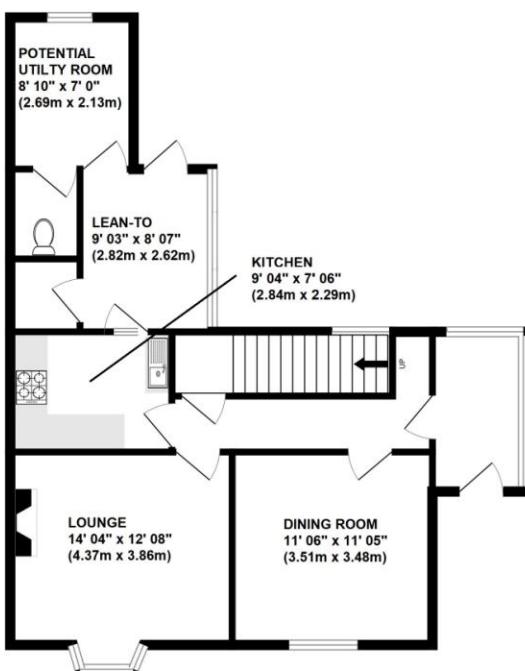
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

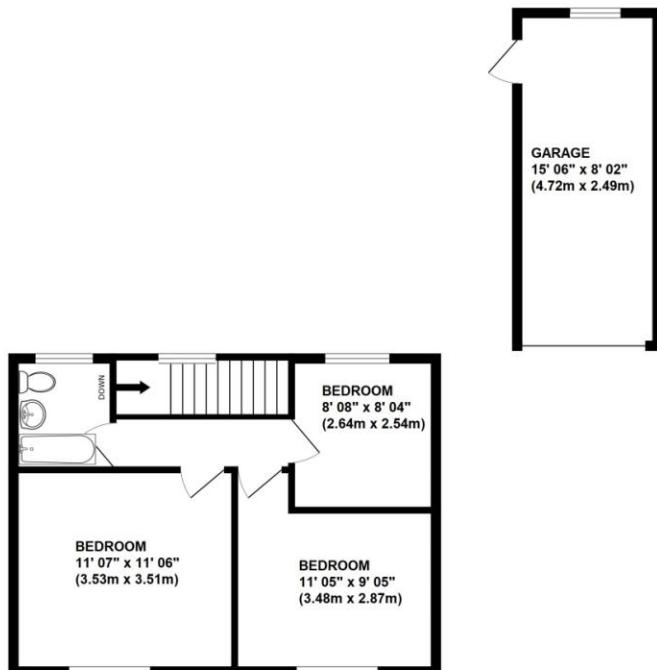
NO FORWARD CHAIN



GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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		

Council Tax Band: D

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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