THOMAS BROWN
ESTATES



52 High Street, Green Street Green, BR6 6BJ

Offers IEO: £250,000

- 1 Double Bedroom Ground Floor Maisonette
- Well Located for Chelsfield Station & Local Amenities
- Private Courtyard Style Garden
- Longer Lease & Share of Freehold











Property Description

Thomas Brown Estates are delighted to present this beautifully maintained one double bedroom ground floor maisonette, one of just three within the building. Finished to an excellent standard throughout, the property offers generous room proportions and a superb private rear garden, making it an ideal first home, downsize, or investment.

Perfectly positioned just moments from the shops and amenities of Green St Green, the property also provides easy access to Chelsfield Station with a direct line to London Bridge in 17 minutes, and benefits from a longer lease and Share of Freehold, with minimal monthly outgoings.

The accommodation comprises: a communal entrance, a bright lounge/dining area open-plan to a modern fitted kitchen, an inner hallway with useful storage cupboards, a contemporary bathroom, and a larger-than-average double bedroom with direct access to the rear garden.

Green St Green High Street offers a wide range of local shops, popular schools, and convenient bus routes, while High Elms Country Park and Chelsfield's mainline station are within a short walk.

Early viewing is highly recommended to fully appreciate the quality and specification of this superb home. Contact Thomas Brown Estates to arrange your appointment.









Communal Entrance

Lounge/Diner:
13' 06" x 11' 06" (4.11m x 3.51m). Two double glazed windows to front, wood effect flooring, radiator.

Kitchen:
8' 05" x 8' 02" (2.57m x 2.49m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob, integrated undercounter fridge, integrated undercounter freezer, integrated washing machine, integrated dishwasher, integrated microwave, tiled flooring.

Inner Hallway:
15' 01" x 3' 08" (4.6m x 1.12m). Storage cupboard, wood effect flooring, radiator.

Bedroom:
13' 09" x 12' 04" (4.19m x 3.76m). Built in wardrobe, double glazed French door to rear, wood effect flooring, radiator.

Bathroom:
8' 03" x 6' 03" (2.51m x 1.91m). WC, wash hand basin in vanity unit, bath with shower attachment, tiled walls, tiled flooring, heated towel rails.

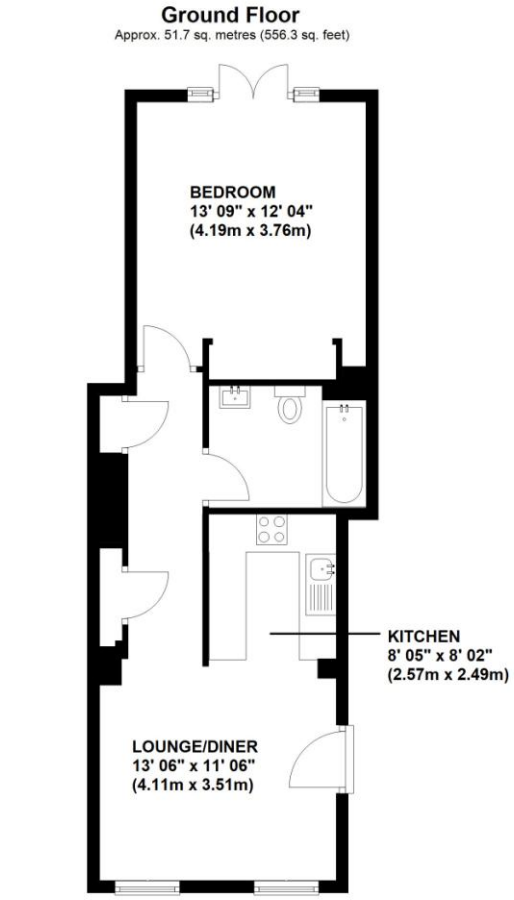
Other Benefits Include:

Private Courtyard Style:
28' 0" x 15' 0" (8.53m x 4.57m). Landscaped, side entrance.

Double Glazing

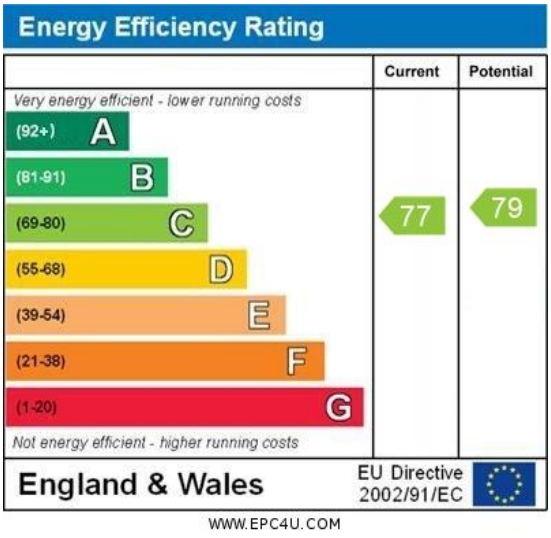
Central Heating System

Share of Freehold
115 years remaining.



Total area: approx. 51.7 sq. metres (556.3 sq. feet)

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



Council Tax Band: B

Tenure: Share of Freehold - 115 years remaining

Service Charge: £240 PA (£20 PM) - As advised by vendor.
Ground Rent: None - As advised by vendor.
Building Insurance: £600-£800 PA - 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.
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