

THOMAS BROWN

ESTATES



2 Old Hill, Green Street Green, BR6 6BN

Asking Price: £585,000

- 3 Double Bedroom, 3 Reception Room Property
- Well Located for Green Street Green & High Elms
- Deceptively Spacious (1723 SQFT)
- 71' Driveway, Fantastic 195' Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this must view, immaculately presented and deceptively spacious (1723 sqft) three double bedroom, three reception room semi-detached property boasting a wonderful 195' rear garden, 71' driveway and a short walk to High Elms Country Park. The property is situated within walking distance of Green St. Green High Street and provides easy access to Chelsfield Station, M25 and such sought after Grammar schools as St. Olaves and Newstead Woods. The accommodation on offer comprises: modern executive kitchen, lounge, dining room, family room with feature mezzanine area and family bathroom to the ground floor. The first floor is accessed via two staircases, one leading to two double bedrooms and the other to a study area and master bedroom. Please note there is a large loft space next to the master bedroom which could easily be converted into an en-suite if required. Externally there is a fantastic 195' rear garden mainly laid to lawn and parking via the driveway for numerous vehicles. Please note the property was built in 1864 with wonderful original features with a more recent, large extension in 2001. Old Hill is well located for local schools, shops, bus routes and Chelsfield mainline station as well as providing a semi-rural feel via High Elms Country Park. Please call Thomas Brown Estates to view to fully appreciate the quality of location, specification and floorspace on offer.



KITCHEN

13' 11" x 11' 7" (4.24m x 3.53m) Range of matching wall and base units with quartz worktops over, one and a half bowl sink, double oven, 5 ring induction hob with extractor over, integrated microwave oven, integrated washing machine, integrated dishwasher, integrated tumble dryer, undercounter fridge, breakfast bar, double glazed window to side, double door to side, tiled flooring, radiator.

LOUNGE

21' 8" x 11' 8" (6.6m x 3.56m) Gas fireplace, double glazed window to front and side, carpet, two radiators, stairs to landing.

DINING ROOM

12' 11" x 11' 5" (3.94m x 3.48m) Double glazed window to side, exposed floorboards, radiator.

FAMILY ROOM

16' 6" x 12' 2" (5.03m x 3.71m) Double glazed sliding door to side, carpet, radiator, stairs to feature mezzanine floor above.

BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to side, painted floorboards, radiator.

STAIRS TO MEZZANINE

Carpet.

MEZZANINE/STUDY AREA

10' 2" x 7' 8" (3.1m x 2.34m) Two skylights, carpet, radiator.

BEDROOM 1

14' 8" x 10' 6" (4.47m x 3.2m) (measured at maximum) (access to loft, same level through bedroom) Skylight, carpet, radiator.

LOFT

14' 3" x 12' 0" (4.34m x 3.66m) (measured at maximum) Great potential for en-suite.

STAIRS TO BEDROOM 2 & 3

BEDROOM 2

11' 11" x 9' 9" (3.63m x 2.97m) (loft space above) Built in wardrobe, double glazed window to front, laminate flooring, radiator.

BEDROOM 3

11' 10" x 8' 9" (3.61m x 2.67m) (loft space above) Built in wardrobe, double glazed window to side, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

195' 0" (59.44m) Laid to lawn, flowerbeds.

OFF STREET PARKING

71' 0" (21.64m) Driveway for multiple vehicles.

DOUBLE GLAZING

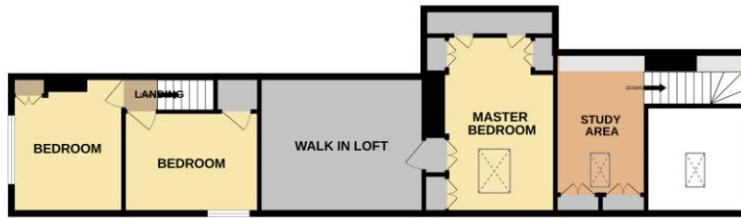
CENTRAL HEATING SYSTEM

New Vaillant combi-boiler fitted in 2023 with a 10 year guarantee.

HARDWIRED SMOKE ALARM SYSTEM



1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 sq.m.) approx.

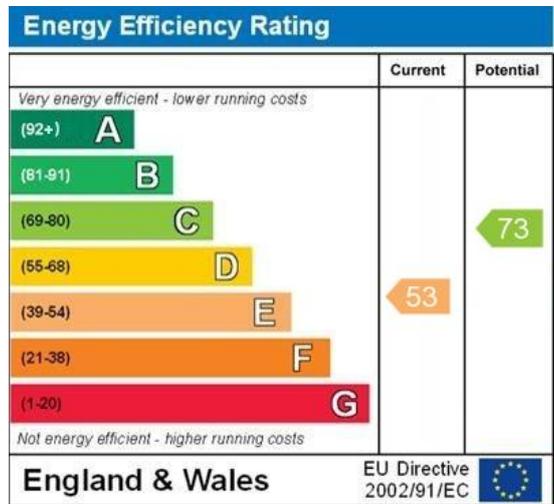
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold



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