

# THOMAS BROWN

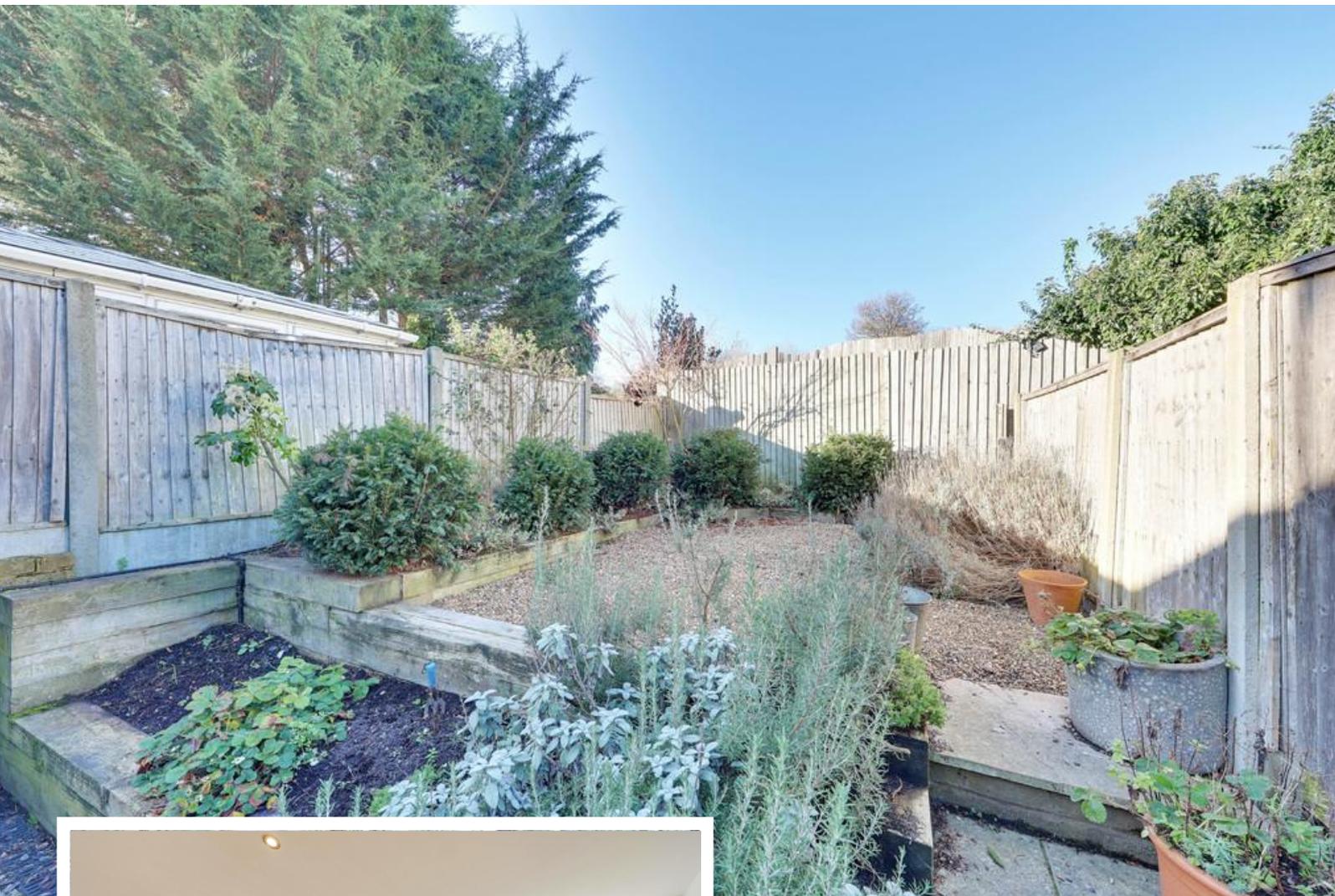
ESTATES



**52 High Street, Green Street Green, BR6 6BJ** **Asking Price: £269,000**

- 1 Double Bedroom Ground Floor Maisonette
- Private Courtyard Style Garden
- Well Located for Chelsfield Station & Local Amenities
- 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) Low level WC, wash hand basin in vanity unit, bath with shower attachment, tiled walls, tiled flooring, heated towel rails.

### OTHER BENEFITS INCLUDE:

#### PRIVATE COURTYARD STYLE GARDEN

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

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

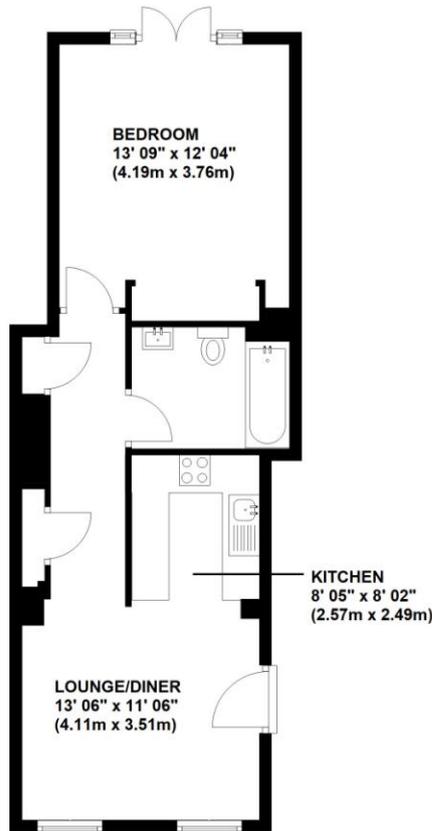
#### SHARE OF FREEHOLD

116 years remaining.



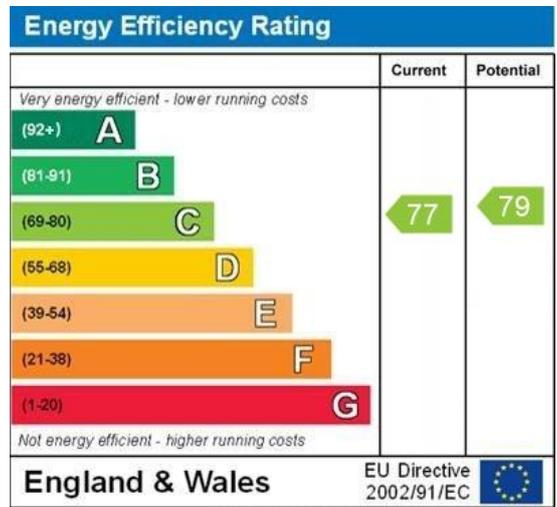
**Ground Floor**

Approx. 51.7 sq. metres (556.3 sq. feet)



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.



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**Council Tax Band: B**

**Tenure: Share of Freehold - 116 years remaining**

**£20 pm contribution to sinking fund.**

**£270 pa Building insurance (this is a third of overall cost)**

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

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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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