THOMAS BROWN
ESTATES

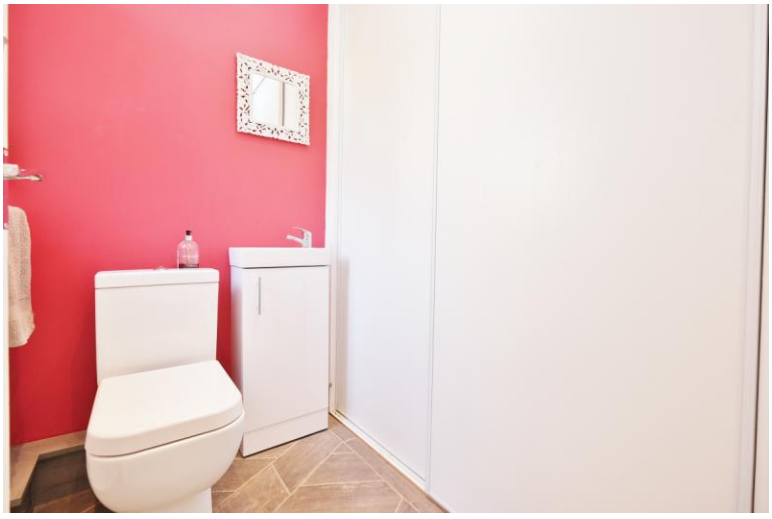
12 High Street, Green Street Green, BR6 6BQ

Offers IEO: £425,000

- 2 Bedroom Mid Terrace Cottage
- Situated in the Heart of Green Street Green
- Off Street Parking for two Vehicles
- No Forward Chain

Property Description

Thomas Brown Estates are delighted to offer this recently modernised and immaculately presented, two bedroom cottage situated in the heart of Green St Green, that must be viewed to fully appreciate the location and specification on offer. The accommodation comprises: entrance porch and hall, lounge, modern kitchen/diner and WC/utility room to the ground floor. To the first floor there is a landing giving access to two bedrooms and an executive shower room. Externally there is a very well kept front and rear garden mainly laid to lawn and a drive to the front for two vehicles. Please note the property is situated within the heart of Green St Green, ideal for local walks to neighbouring villages, local primary school, shops, bus routes and Chelsfield mainline station. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the location and quality of accommodation on offer.



ENTRANCE PORCH
Double glazed window to side, double glazed French doors to front, tiled flooring.

ENTRANCE HALL
Carpet.

LOUNGE
13' 0" x 13' 0" (3.96m x 3.96m) Log burner, fitted storage, understairs cupboard, two double glazed sash windows to front, solid wood flooring, three radiators.

KITCHEN/DINER
12' 9" x 10' 5" (3.89m x 3.18m) Range of matching wall and base units with granite worktops over, one and a half bowl stainless steel sink, integrated oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated microwave, integrated dishwasher, double glazed window to rear, wood effect flooring, radiator.

WC/UTILITY ROOM
Low level WC, wash hand basin in vanity unit, space for washing machine, space for tumble dryer, double glazed opaque window to rear, tiled flooring.

STAIRS TO FIRST FLOOR LANDING
Loft access, carpet.

BEDROOM 1
16' 1" x 9' 2" (4.9m x 2.79m) (measured at maximum) Two double glazed sash windows to front, carpet, two radiators.

BEDROOM 2
10' 5" x 7' 10" (3.18m x 2.39m) Double glazed window to rear, carpet, radiator.

SHOWER ROOM
Low level WC, wash hand basin in vanity unit, walk-in double shower with rainforest head and shower attachment, double glazed opaque window to rear, part tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN
55' 0" (16.76m) Decked area with rest laid to lawn, mature flowerbeds.

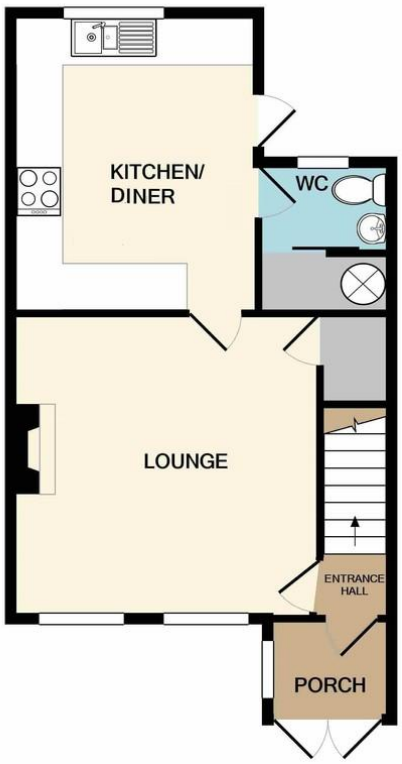
OFF STREET PARKING
60' 0" (18.29m((approx.) Drive for 2 vehicles, laid to lawn, path, mature hedges

DOUBLE GLAZING

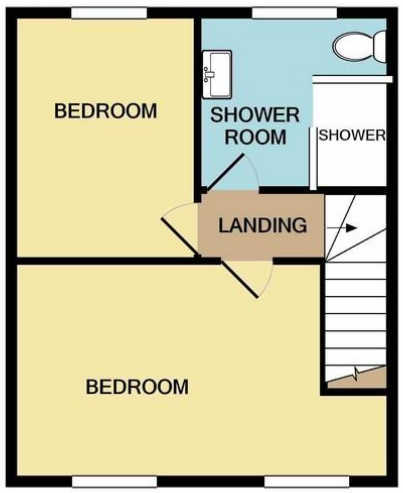
CENTRAL HEATING SYSTEM

ALARMED

NO FORWARD CHAIN



GROUND FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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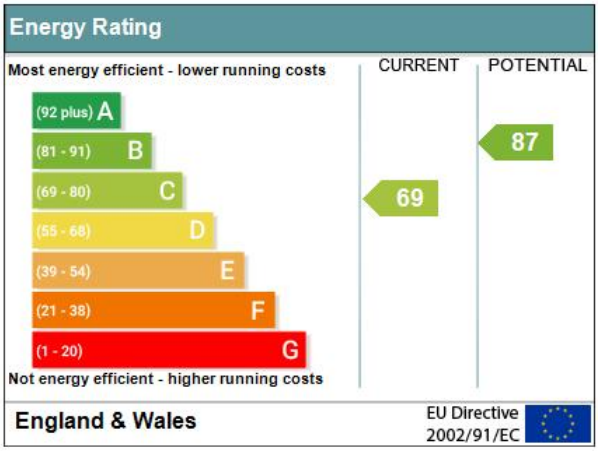
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 12 HIGH STREET, GREEN STREET GREEN, ORPINGTON, O...
RRN: 8839-2624-5000-0243-5292



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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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