

# THOMAS BROWN

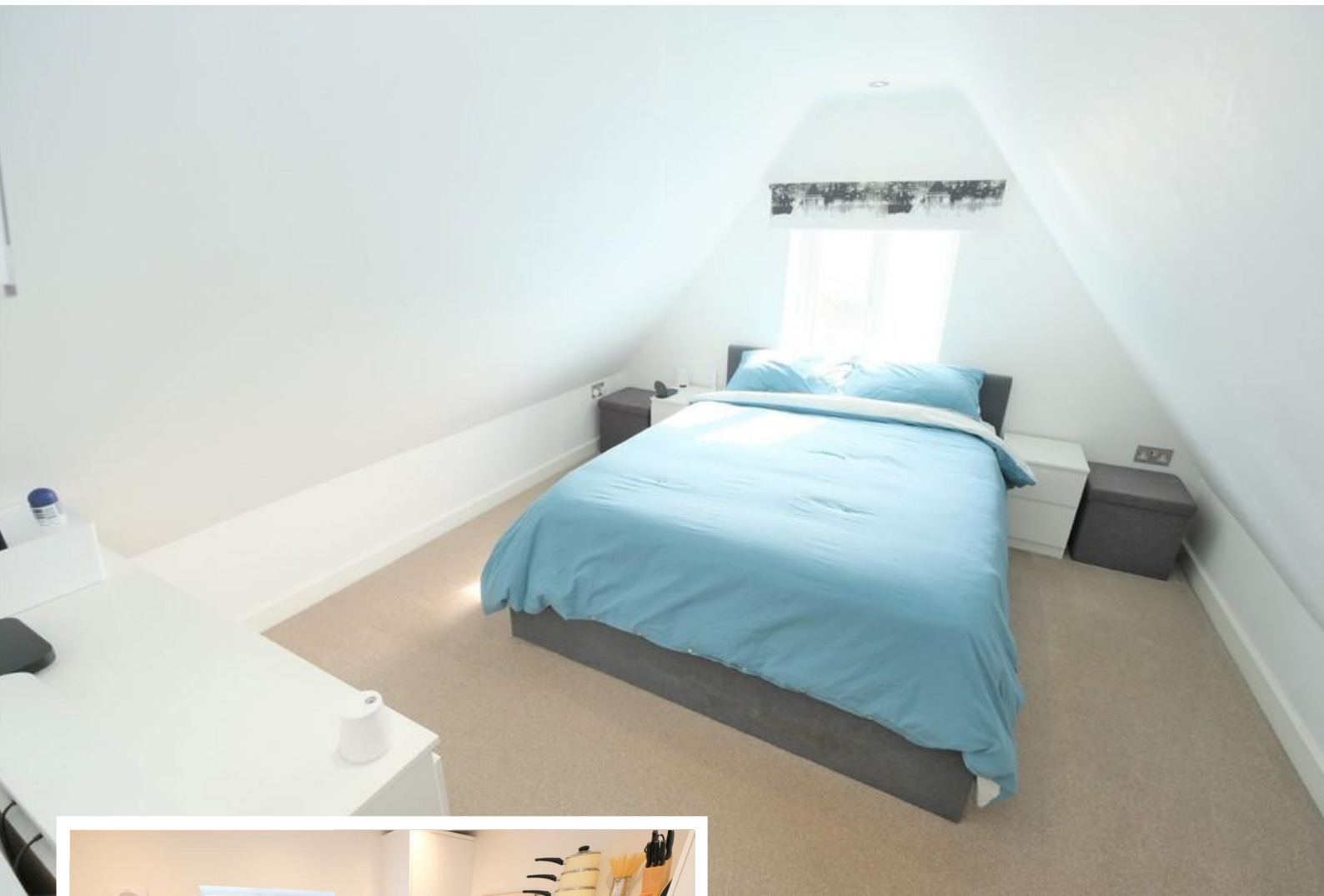
ESTATES



**52 High Street, Green Street Green, BR6 6BJ** **Guide: £270,000-£275,000**

- 1 Bedroom Split Level Apartment
- Moments to Green St. Green Shops
- Very Well Presented, 759sq ft
- Easy Access to Orpington & Chelsfield Stations





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, nearly 760sqft one bedroom split level apartment (one of only three in the block) situated in the ever popular Green St Green that must be viewed to fully appreciate what this property has to offer. The apartment is situated moments from the shops in Green St Green and is within easy access to Chelsfield Station, boasts a long lease and is Share of Freehold. The accommodation consists of: communal entrance, private stairs to the spacious hallway, lounge, modern fitted kitchen and stairs that lead to a landing (potential for a study area), double bedroom and the bathroom. Green St Green High Street is well located for local schools, shops, bus routes, High Elms Country Park and Chelsfield mainline station is a short walk. Call Thomas Brown Estates to arrange an appointment to view.





#### FRONT

Communal entrance.

#### STAIRS TO FIRST FLOOR

Wooden door to front, carpet.

#### ENTRANCE HALL

13' 10" x 11' 04" (4.22m x 3.45m) (L shaped)  
Under stairs storage cupboard, double glazed window to rear, carpet, radiator.

#### LOUNGE

13' 09" x 11' 01" (4.19m x 3.38m) Double glazed window to front, carpet, radiator.



#### KITCHEN

9' 05" x 7' 11" (2.87m x 2.41m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, electric hob, integrated oven, integrated microwave, integrated undercounter fridge, integrated washing machine, integrated dishwasher, double glazed window to rear, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

11' 0" x 7' 08" (3.35m x 2.34m) (measured at maximum) Fitted storage, Velux window to rear, carpet, radiator.



#### BEDROOM 1

14' 03" x 11' 0" (4.34m x 3.35m) (measured at maximum) Double glazed window to front, carpet, radiator.

#### BATHROOM

11' 02" x 8' 03" (3.4m x 2.51m) Low level WC, wash hand basin, bath and shower attachment, Velux window to rear, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

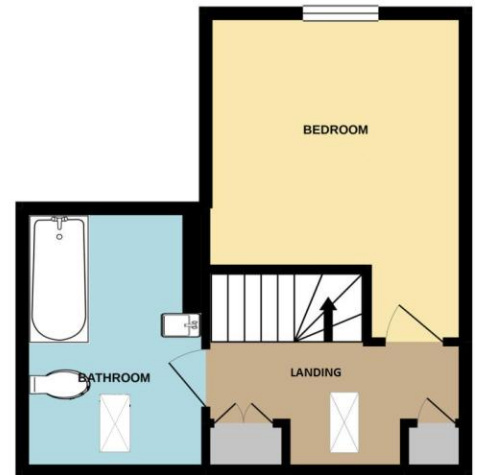
OUTDOOR COMMUNAL SPACE



GROUND FLOOR  
40 sq.ft. (3.7 sq.m.) approx.

1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.

2ND FLOOR  
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

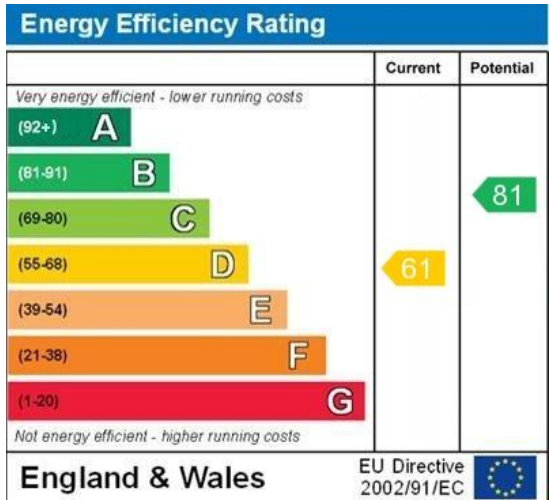
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## Other Information:

**Council Tax Band:** B

**Construction:** Standard

**Tenure:** Share of Freehold



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