

# THOMAS BROWN

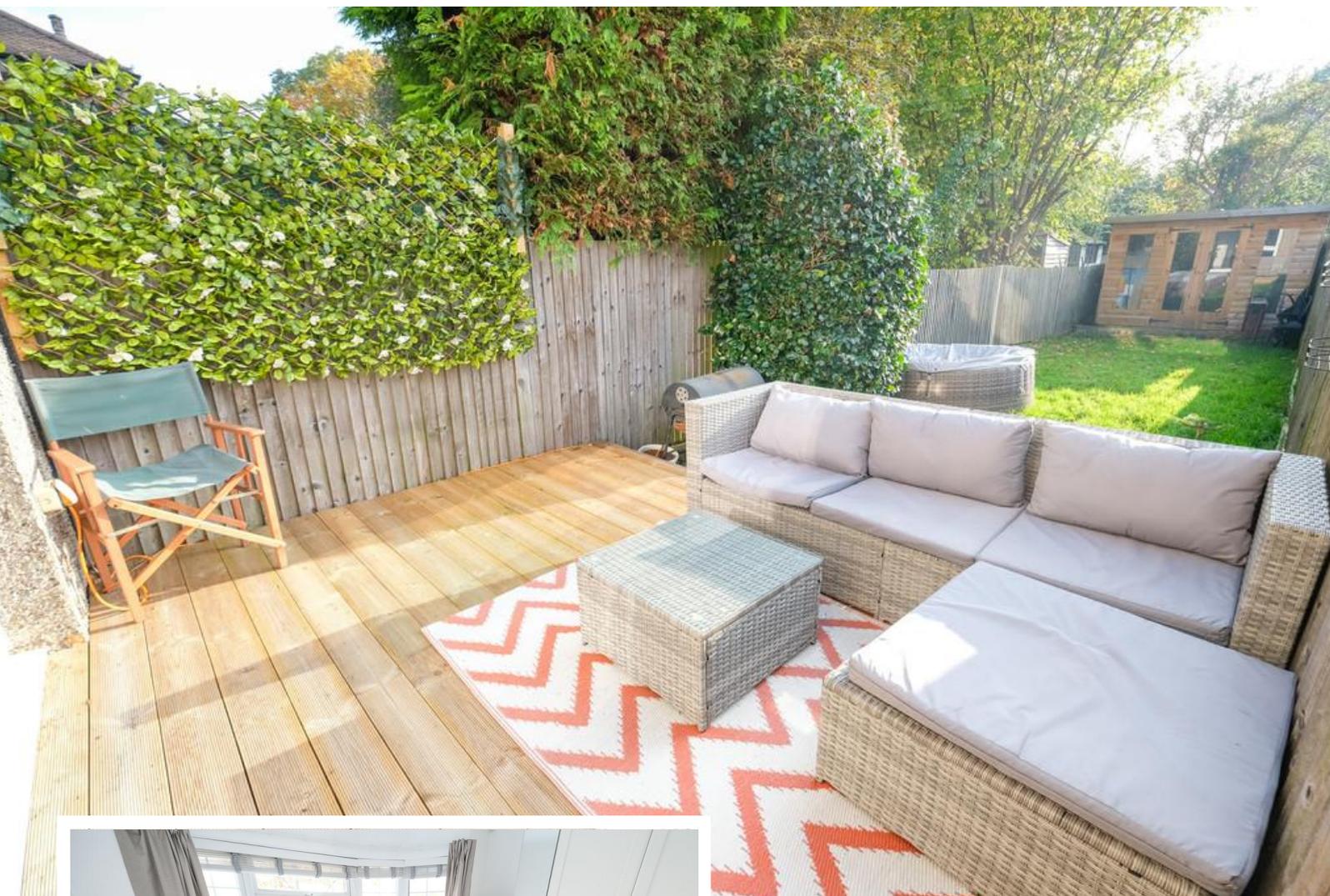
ESTATES



## 15 Kenilworth Road, Petts Wood, BR5 1DY **Asking Price: £350,000**

- 2 Bedroom Ground Floor Maisonette
- Well Located for Petts Wood High Street & Station
- Boasting a Private Driveway & Rear Garden
- No Forward Chain, Long Lease





## Property Description

Thomas Brown Estates are delighted to offer this ground floor maisonette boasting a private driveway and rear garden, a long lease of over 900 years and is being offered to the market with no forward chain. Situated within easy walking distance of Petts Wood High Street and Station the accommodation on offer comprises: entrance hall, modern fitted kitchen, lounge/dining room that leads to the rear garden, two bedrooms and a shower room. Externally there is a private rear garden perfect for alfresco dining and a driveway to the front. Kenilworth Road is very well located for local schools, shops, bus routes and Petts Wood mainline station and High Street an easy walk away. Please call Thomas Brown Estate Agents to arrange a viewing to fully appreciate the additional bonuses this maisonette provides compared to others locally.



#### ENTRANCE HALL

Composite door to side, laminate flooring, radiator.

#### LOUNGE/DINER

11' 11" x 10' 04" (3.63m x 3.15m) Double glazed door to rear, laminate flooring, radiator.

#### KITCHEN

7' 01" x 5' 09" (2.16m x 1.75m) Range of matching wall and base units with worktops over, ceramic sink and drainer, integrated oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, space for slimline dishwasher, tiled splashback, double glazed window to rear, laminate flooring.



#### BEDROOM 1

10' 10" x 10' 05" (3.3m x 3.18m) Double glazed window to front, laminate flooring, radiator.

#### BEDROOM 2

9' 06" x 8' 08" (2.9m x 2.64m) Double glazed window to front, laminate flooring, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower with rainforest shower head and shower attachment, double glazed opaque window to side, part tiled walls, tiled flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

50' 0" (15.24m) (measured to summerhouse) Decked area with rest laid to lawn, summerhouse, side access.

#### FRONT/OFF STREET PARKING

Drive, flowerbeds, covered entrance.

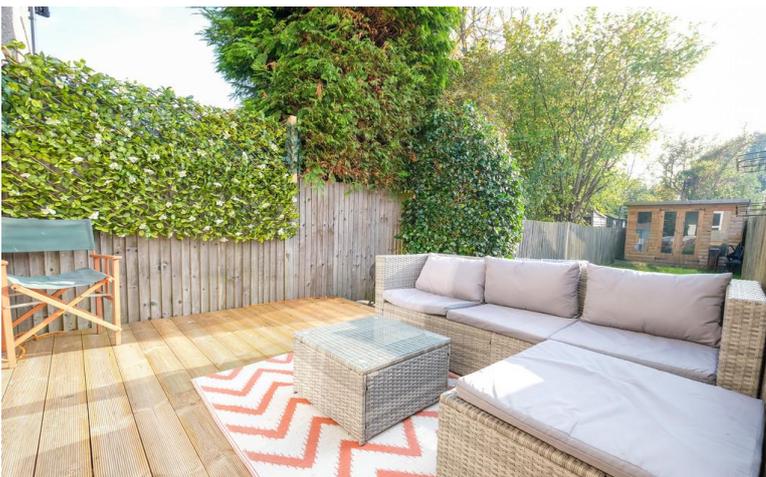
#### DOUBLE GLAZING

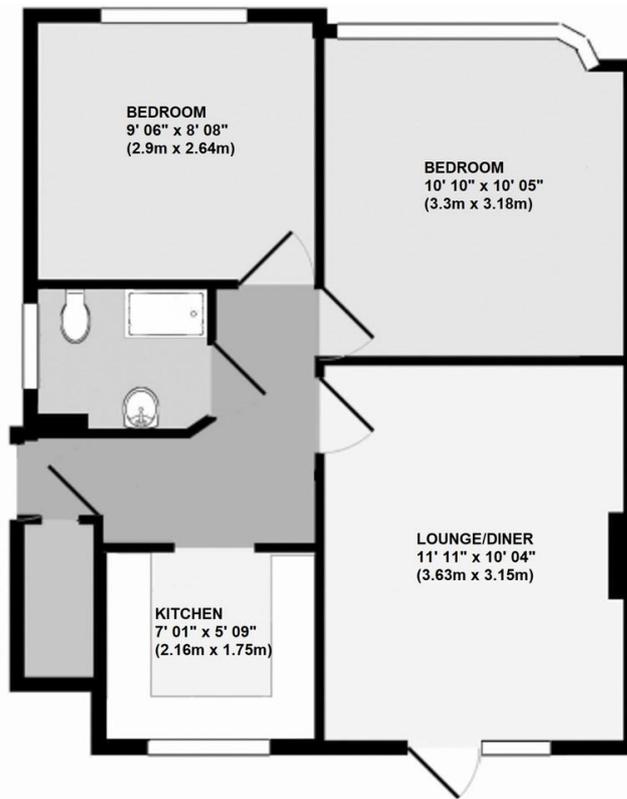
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

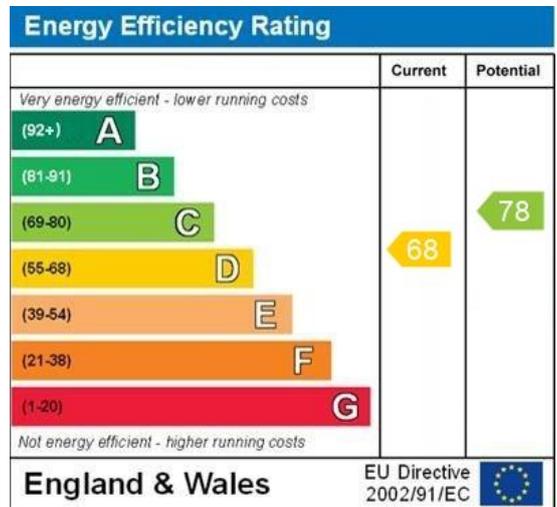
#### LEASEHOLD

Over 900 years remaining on the lease.





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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**Construction: Standard**

**Council Tax Band: C**

**Tenure: Leasehold – 900+ years remaining**

**Service Charge: None - As advised by vendor.**

**Ground Rent: £10 PA (£0.83 PM) - 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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