

THOMAS BROWN

ESTATES



61a Windsor Drive, Chelsfield, BR6 6HD

Offers IEO: £323,000

- 2 Bedroom First Floor Maisonette
- Private Rear Garden, No Forward Chain
- Short Walk to Chelsfield Station & Local Shops
- Double Glazing & Central Heating





Property Description

Thomas Brown Estates are delighted to offer this well presented, larger style two bedroom first floor maisonette, being offered to the market with no forward chain, located in a popular residential road in Chelsfield, being offered to the market with no forward chain and boasting a 50' private garden, residents permit parking and a short walk to Chelsfield Station and local shops. The accommodation on offer comprises: external stairs to the front door, private entrance hall, lounge/dining room, modern fitted kitchen, two bedrooms and a family bathroom. Features to note include double glazing, central heating system, private garden to the rear and loft space. To the front permit parking is available via the council for local residents at £70 per annum. Windsor Drive is well located for local schools, shops, bus routes and Chelsfield mainline station. Call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of property and location on offer.



ENTRANCE HALL

Door to side, laminate flooring, radiator, loft hatch.

LOUNGE/DINER

14' 11" x 10' 06" (4.55m x 3.2m) Double glazed window to rear, carpet, radiator.

KITCHEN

8' 10" x 7' 04" (2.69m x 2.24m) Range of matching wall and base units with worktops over, stainless steel sink with drainer, integrated oven, integrated gas hob and extractor over, space for washing machine, space for fridge/freezer, double glazed window to rear, tiled splashbacks, tiled flooring.



BEDROOM 1

13' 09" x 10' 05" (4.19m x 3.18m) Double glazed window to front, carpet, radiator.

BEDROOM 2

9' 10" x 8' 01" (3m x 2.46m) Double glazed window to front, carpet, radiator.



BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

50' 0" (15.24m) Laid to lawn.

FRONT

Stairs to front door.

PERMIT PARKING FOR RESIDENTS

Obtained via the council at £70 per annum.

DOUBLE GLAZING

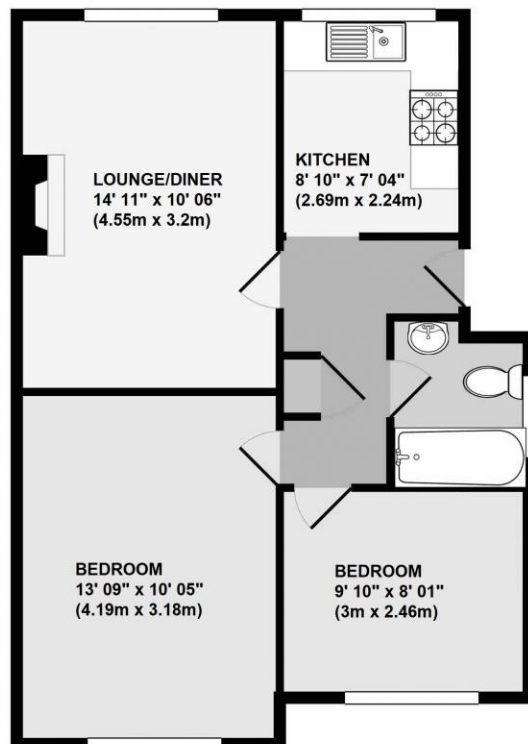
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

LEASEHOLD

96 years remaining.





TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Construction: Standard

Council Tax Band: C

Tenure: Leasehold – 96 years remaining

Service Charge: None - As advised by vendor.

Ground Rent: £200 PA (£16.66 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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