

THOMAS BROWN

ESTATES



5 Huron Close, Green Street Green, BR6 6NX **Asking Price: £710,000**

- 4 Bedroom, 3 Bathroom Detached House
- Situated in a Quiet Development
- 2 Reception Rooms, Conservatory
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this four bedroom three bathroom detached property (1701 sqft), situated in a quiet development off of Green Street High Street, with the added benefit of being offered to the market with no forward chain. The well presented accommodation on offer comprises; entrance hall, lounge, dining room, kitchen/breakfast room, conservatory, utility room and a WC to the ground floor. To the first floor there is a landing giving access to four bedrooms, two of which boasting en-suite shower rooms, and a family bathroom. Externally, there is a well kept landscaped garden, integral double garage and parking for three vehicles to the front/side. Huron Close is well located for local schools, shops, bus routes and Chelsfield mainline station. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the floor space and quality of location on offer.



ENTRANCE HALL

Door to front, understairs storage, carpet, two radiators.

LOUNGE

16' 05" x 13' 06" (5m x 4.11m) Double glazed window to side, carpet, two radiators.

DINING ROOM

10' 09" x 9' 03" (3.28m x 2.82m) Double glazed French doors to conservatory, carpet, two radiators.

KITCHEN/BREAKFAST ROOM

18' 01" x 8' 10" (5.51m x 2.69m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob, integrated fridge/freezer, space for dishwasher, double glazed window to front, two double glazed windows to rear, vinyl flooring, radiator.

CONSERVATORY

9' 01" x 7' 06" (2.77m x 2.29m) Brick base, double glazed windows to garden, double glazed French door to garden.

UTILITY ROOM

Stainless steel sink and drainer, space for washing machine, space for tumble dryer, double glazed door to rear, tiled flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, vinyl flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed panel to rear, carpet.

BEDROOM 1

13' 09" x 13' 0" (4.19m x 3.96m) Built in wardrobes, double glazed window to side, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window to front, tiled walls, vinyl flooring, heated towel rail.

BEDROOM 2

13' 05" x 8' 06" (4.09m x 2.59m) Built in wardrobe, double glazed window to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window to rear, vinyl flooring, heated towel rail.

BEDROOM 3

10' 04" x 9' 04" (3.15m x 2.84m) Double glazed window to side, carpet, radiator.

BEDROOM 4

8' 08" x 6' 07" (2.64m x 2.01m) Built in wardrobe, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

SOUTH FACING REAR GARDEN

Landscaped, patio.

INTEGRAL GARAGE

19' 04" x 17' 05" (5.89m x 5.31m) Two up and over doors to front, double glazed opaque door to rear, loft space, power and light.

OFF STREET PARKING

Drive with space for three vehicles (two to front and one to side of garage).

DOUBLE GLAZING

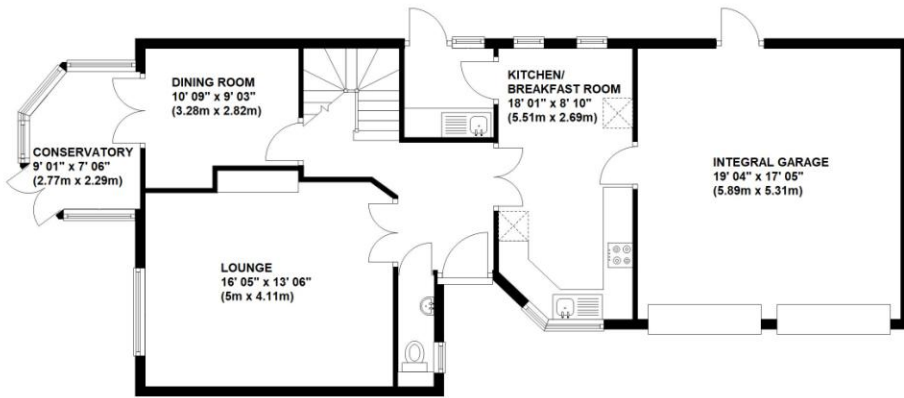
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



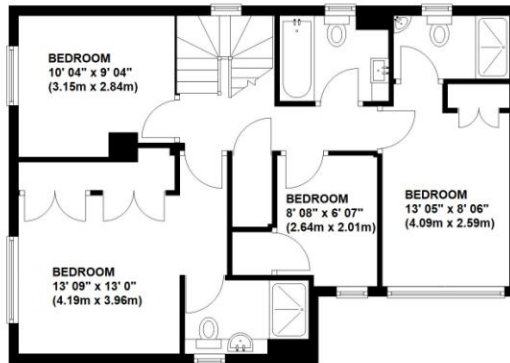
Ground Floor

Approx. 95.7 sq. metres (1030.2 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.7 sq. feet)



Total area: approx. 158.1 sq. metres (1701.9 sq. feet)

This plan is for illustration purpose only - not to scale
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Council Tax Band: F

Tenure: Freehold

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

