THOMAS BROWN
ESTATES



24a Transmere Close, Petts Wood, BR5 1DX

Fixed Price: £294,000

- 2 Bedroom First Floor Maisonette
- Well Located for Petts Wood High Street & Station
- Private Rear Garden, Long Lease
- No Forward Chain, On Road Parking











Property Description

Thomas Brown Estates are delighted to offer this two bedroom first floor maisonette, being offered to the market with no forward chain and ideally situated within easy walking distance of Petts Wood High Street and Station. Offered with a long lease of 911 years and benefitting from a private rear garden, this property presents an excellent opportunity for buyers to make their own.

The accommodation comprises external stairs leading to a private entrance hall, kitchen, lounge/dining room, two bedrooms and a bathroom.

Externally, the property boasts a private rear garden - perfect for alfresco dining and outdoor entertaining - with two storage units including a handy workshop with power and light. There is on street parking to the front.

Transmere Close is superbly located for highly regarded local schools, shops, bus routes, and Petts Wood High Street, with Petts Wood mainline station just a short walk away - offering excellent transport links.

Early viewing is highly recommended to fully appreciate the location, and long lease on offer. Please contact Thomas Brown Estates to arrange your appointment.









EXTERNAL STAIRS

ENTRANCE HALL
Door to side, laminate flooring, radiator.

LOUNGE/DINER
13' 04" x 10' 05" (4.06m x 3.18m) Double glazed window to front, laminate flooring, radiator.

KITCHEN
6' 11" x 6' 04" (2.11m x 1.93m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated undercounter fridge, integrated undercounter freezer, space for washing machine, double glazed window to rear, tiled flooring, electric radiator.

BEDROOM 1
10' 05" x 9' 05" (3.18m x 2.87m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 2
9' 06" x 8' 04" (2.9m x 2.54m) Double glazed window to front, laminate flooring, radiator.

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

OTHER BENEFITS INCLUDE:

GARDEN
60' 0" (18.29m) Laid to lawn, shed.

WORKSHOP
11' 09" x 9' 06" (3.58m x 2.9m) Power and light.

ON ROAD PARKING

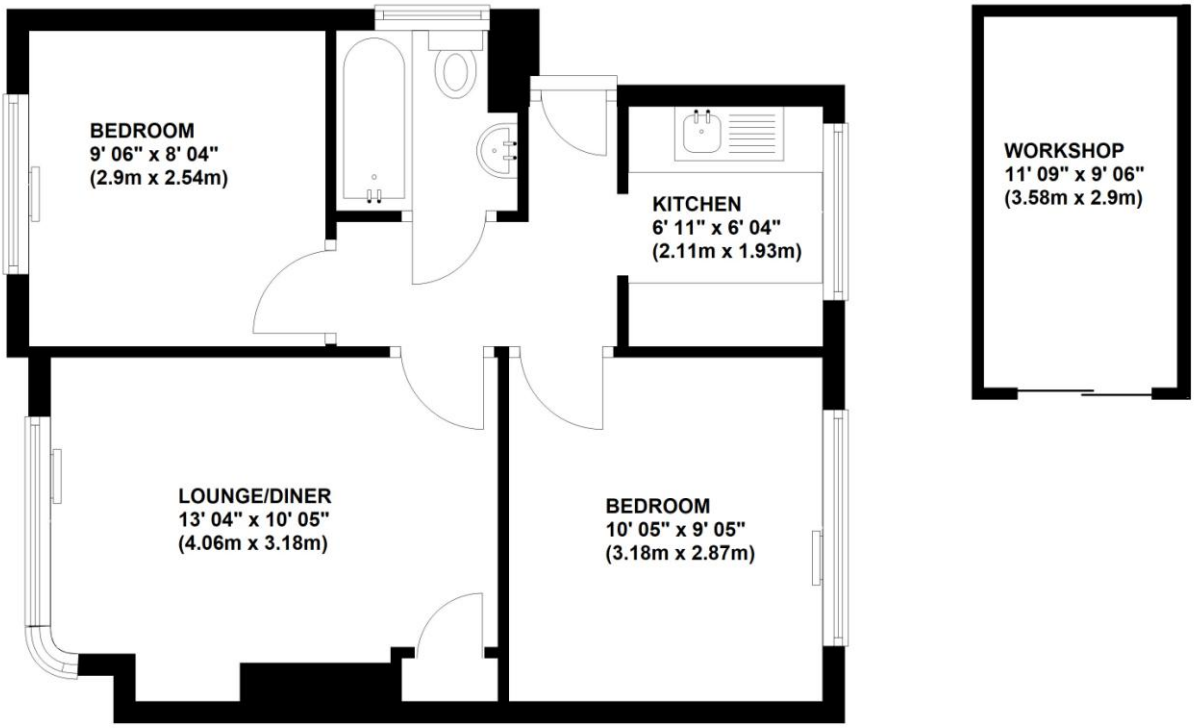
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

LEASEHOLD
911 years remaining.

1st Floor

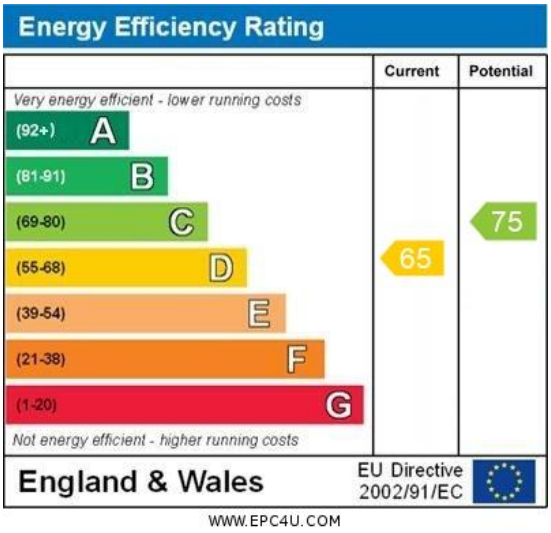
Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 42.3 sq. metres (455.4 sq. feet) (not inc. workshop)

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





Council Tax Band: C

Tenure: Leasehold – 911 years remaining (approx.)

Service Charge: None - As advised by vendor.
Ground Rent: £3 PA (£0.25 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.
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

THOMAS BROWN ESTATES