

# THOMAS BROWN

ESTATES



**19 Foxwood Grove, Pratts Bottom, BR6 7HA** **Guide: £500,000-£525,000**

- 3 Double Bedroom End of Terrace House
- Master Bedroom with En-Suite
- Sought After Pratts Bottom Village
- No Forward Chain, Garage & OSP





## Property Description

Thomas Brown Estates are delighted to offer this three double bedroom, two bathroom end of terrace property, situated in a wonderful close of only twenty four properties in the heart of the much sought after Pratts Bottom Village, that must be viewed to fully appreciate the quality of location and specification on offer. The accommodation is being offered to the market with no forward chain and comprises: entrance hallway, modern fitted kitchen/diner that spans the rear of the property, lounge and a WC to the ground floor. To the first floor are two double bedrooms, master with en-suite shower room, family bathroom and a walk-in wardrobe/potential study. To the second floor is the third double bedroom. Externally there is a manageable rear garden perfect for alfresco dining and entertaining, drive for two vehicles and a garage to the side (with loft storage). Please note there is a fee of circa £400 PA as an estate charge. Foxwood Grove is well located for local schools, shops, bus routes and Chelsfield/Knockholt mainline stations. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location, floorspace and standard of accommodation on offer.



#### ENTRANCE HALL

Double glazed opaque door to front, laminate flooring, radiator.

#### LOUNGE

17' 11" x 12' 02" (5.46m x 3.71m) Double glazed window with shutters to front, laminate flooring, three radiators.

#### KITCHEN/DINER

15' 05" x 11' 06" (4.7m x 3.51m) Range of matching wall and base units with worktops over, one and a half bowl sink, integrated double oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, space for washing machine, double glazed French doors to rear, tiled flooring, two radiators.

#### CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to front, laminate flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

#### BEDROOM 1

12' 03" x 8' 11" (3.73m x 2.72m) Double glazed window with shutters to front, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, tiled flooring, radiator.

#### BEDROOM 3

9' 05" x 8' 08" (2.87m x 2.64m) Built in wardrobe, double glazed window with shutters to rear, carpet, radiator.

#### STUDY/WALK-IN WARDROBE

8' 0" x 6' 03" (2.44m x 1.91m) Fitted wardrobes, double glazed window with shutters to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to rear, tiled flooring, radiator.

#### STAIRS TO SECOND FLOOR LANDING

Velux style window, carpet.

#### BEDROOM 2

10' 11" x 10' 01" (3.33m x 3.07m) Two Velux windows, laminate flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

28' 0" x 25' 0" (8.53m x 7.62m) Patio area with rest laid to lawn, outside tap.

#### GARAGE

18' 02" x 8' 07" (5.54m x 2.62m) Up and over door to front, door to side, power and light, loft storage.

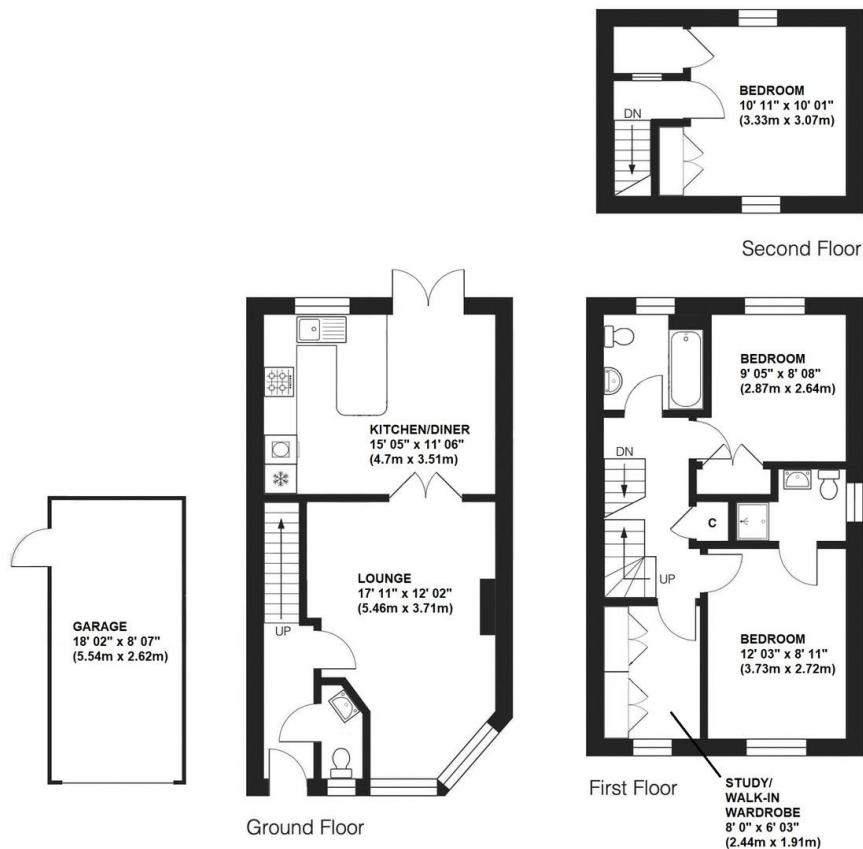
#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

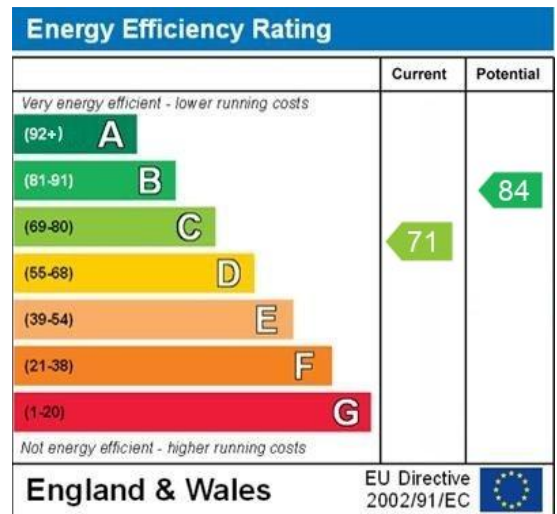




This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.



**Construction: Standard**  
**Council Tax Band: F**  
**Tenure: Freehold**



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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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