THOMAS BROWN
ESTATES

## 140 Lullingstone Crescent, BR5 3DX

**Asking Price: £465,000**

- 3 Bedroom Semi-Detached House
- Well Located for Local Shops & Midfield Primary School
- Backs onto Scadbury Park
- No Forward Chain

## Property Description

Thomas Brown Estates are delighted to offer this larger style, purpose built three bedroom semi-detached family home boasting fantastic potential to extend (STPP), direct access to Scadbury Park and is being offered to the market with no forward chain. The accommodation on offer comprises: entrance porch and hallway, lounge, modern fitted kitchen, lobby area and WC to the ground floor. To the first floor there is a landing giving access to three bedrooms and a family bathroom. Externally there is a garden to the rear with direct access to Scadbury Park and a large patio perfect for alfresco dining and entertaining, garage to rear and off street parking to the front for numerous vehicles. Lullingstone Crescent is well located for local schools including the highly desirable Midfield Primary School, shops, bus routes and St Mary Cray mainline stations. Please call Thomas Brown Estates to arrange an appointment to view.

ENTRANCE PORCH
Double glazed door and panel to front, laminate flooring.

ENTRANCE HALL
Double glazed door and panel to front, laminate flooring, radiator.

LOUNGE
14' 6" x 14' 3" (4.42m x 4.34m) (measured into bay) Feature fireplace, double glazed bay window to front, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM
17' 9" x 9' 10" (5.41m x 3m) (measured to widest and longest points) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, integrated double oven, integrated hob with extractor over, integrated washing machine, integrated microwave, integrated dishwasher, tiled splashbacks, double glazed window to rear, laminate flooring, radiator.

LOBBY AREA
Double glazed patio door to garden, double glazed panel to rear, understairs storage, tiled flooring.

BEDROOM 1
13' 8" x 11' 5" (4.17m x 3.48m) (measured to back of fitted wardrobe) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2
13' 11" x 10' 0" (4.24m x 3.05m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 3
8' 8" x 8' 1" (2.64m x 2.46m) Double glazed window to rear, carpet, radiator.

BATHROOM
Low level WC, wash hand basin, panel enclosed bath with shower over, double glazed window to rear, part tiled walls, vinyl flooring, heated towel rail.

WC
Low level WC, wash hand basin, tiled flooring.

OTHER BENEFITS INCLUDE:

GARDEN
70' 0" (21.34m) (approx.) Patio area with rest laid to lawn, side access, gates to rear leading to Scadbury Park.

DETACHED GARAGE TO REAR
Up and over door, power and light.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

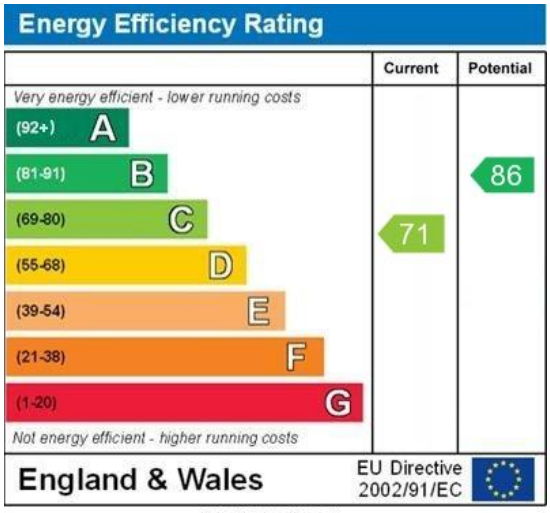
NO FORWARD CHAIN

## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**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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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

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