

# THOMAS BROWN

ESTATES



**138 Leeson's Hill, Orpington, BR5 2NH**

**Asking Price: £440,000**

- 3 Bedroom Semi-Detached House
- 25' Dual Aspect Lounge/Dining Room
- Immaculately Presented, Modern Fitted Kitchen
- Well Located for St. Mary Cray Station





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, purpose built three bedroom semi detached property set back from the road, located within easy walking distance to St. Mary Cray Station, local shops and Nugents Shopping Centre. The accommodation on offer comprises; entrance hall, 25' dual aspect lounge/dining room, modern fitted kitchen and a WC to the ground floor. To the first floor is a landing providing access to three bedrooms and the family bathroom. Externally there is a fantastic rear garden mainly laid to lawn with a decked and patio area perfect for entertaining and alfresco dining with side access and on road parking to the front. Leasons Hill is very well located for St. Mary Cray Station, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



#### FRONT

Set back, on road parking.

#### ENTRANCE HALL

Double glazed door to front, opaque double glazed window to front, carpet, radiator.

#### LOUGE/DINING ROOM

25' 05" x 11' 09" (7.75m x 3.58m) Gas fireplace, double glazed French door to rear, double glazed window to front, carpet, radiator.

#### KITCHEN

11' 10" x 9' 01" (3.61m x 2.77m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, 5 ring gas hob with extractor over, integrated double oven, integrated dish washer, space for under counter fridge, space for washing machine, double glazed windows to side and rear, tiled flooring, radiator.

#### LOBBY

Double glazed door to side, carpet.

#### CLOAKROOM

High level WC, opaque double glazed window to side, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, airing cupboard, double glazed window to side, carpet.

#### BEDROOM 1

15' 07" x 11' 06" (4.75m x 3.51m) (measured at maximum) Built in wardrobe, two double glazed windows to rear, carpet, two radiators.

#### BEDROOM 2

13' 0" x 10' 01" (3.96m x 3.07m) Double glazed window to front, laminate flooring, radiator.

#### BEDROOM 3

10' 0" x 7' 11" (3.05m x 2.41m) Double glazed window to front, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, opaque double glazed window to side, laminate flooring, heated towel rail.



#### OTHER BENEFITS I INCLUDE:

#### GARDEN

Decked area and patio area with rest laid to lawn, shed, mature flowerbeds.

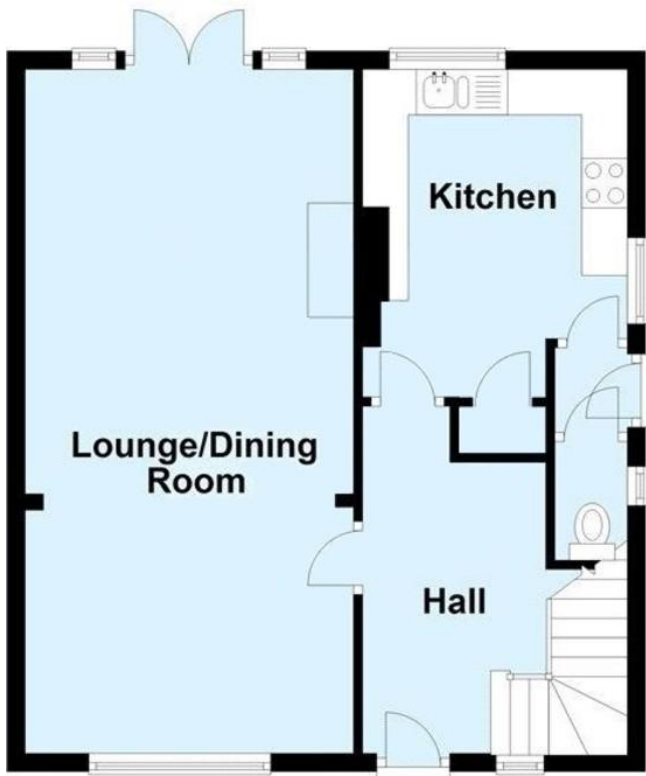
#### GARAGE

Storage only, double doors to front, windows to side.

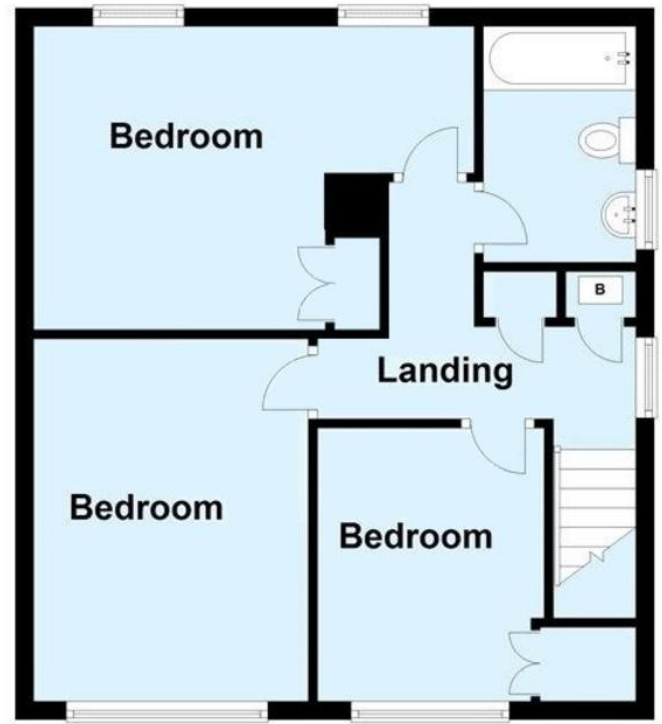
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

## Ground Floor



## First Floor

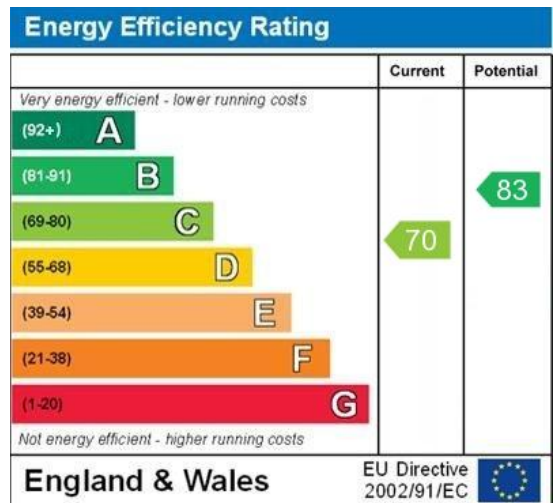


### Other Information:

**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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