

THOMAS BROWN

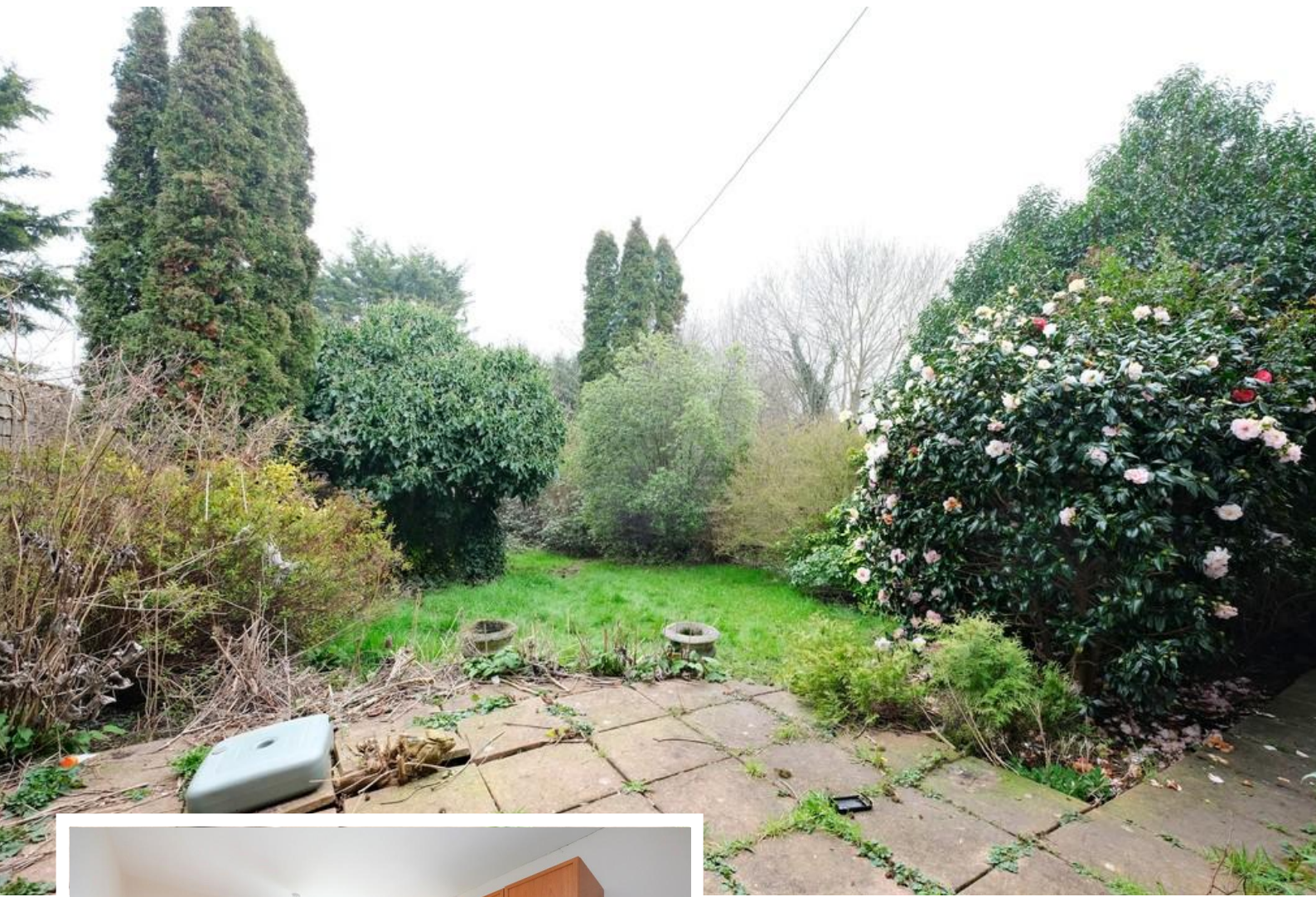
ESTATES



6 Lullingstone Crescent, Orpington, BR5 3EB **Asking Price: £375,000**

- 3 Bedroom Semi-Detached House
- Potential to Extend (STPP)
- Well Located for Local Shops & Midfield Primary School
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this purpose built, larger style three bedroom semi detached property, being offered to the market with no forward chain. The property comprises: entrance hallway, lounge, kitchen/diner, lobby and a WC to the ground floor. To the first floor there is a landing providing access to three bedrooms and a bathroom. Externally there is a large rear garden and ample on road parking to the front. Please note the property does require modernisation throughout and this has been reflected in the asking price. STPP there is fantastic potential to extend across the rear and/or into the loft space as others have done in the location. The property is well located for St. Mary Cray mainline station, bus routes, local shops including Nugent shopping centre and schools. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed sliding door to front, tiled flooring.

ENTRANCE HALL

Door to front, carpet, radiator.

LOUNGE

14' 7" x 12' 5" (4.44m x 3.78m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

17' 9" x 9' 10" (5.41m x 3m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for table and chairs, double glazed window to rear, tiled flooring, radiator.



LOBBY

Understairs storage cupboard, double glazed sliding door to rear, tiled flooring.

CLOAKROOM

Low level WC, wash hand basin, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to rear, carpet.

BEDROOM 1

13' 9" x 11' 7" (4.19m x 3.53m) (measured at maximum) Double glazed window to front, carpet, radiator.

BEDROOM 2

13' 9" x 9' 1" (4.19m x 2.77m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 3

8' 9" x 8' 1" (2.67m x 2.46m) Built in wardrobe, double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath, double glazed opaque window to rear, tiled flooring, radiator.

OTHER BENEFITS I INCLUDE:

REAR GARDEN

Patio area with rest laid to lawn, mature shrubs.

FRONT GARDEN

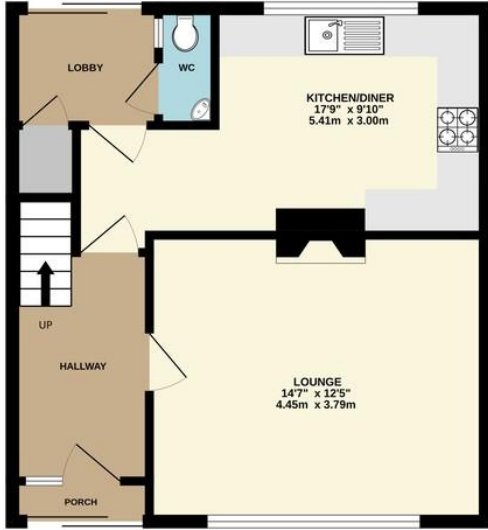
Laid to lawn, mature shrubs, path to front door, on road parking.

DOUBLE GLAZING

NO FORWARD CHAIN



GROUND FLOOR
449 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.

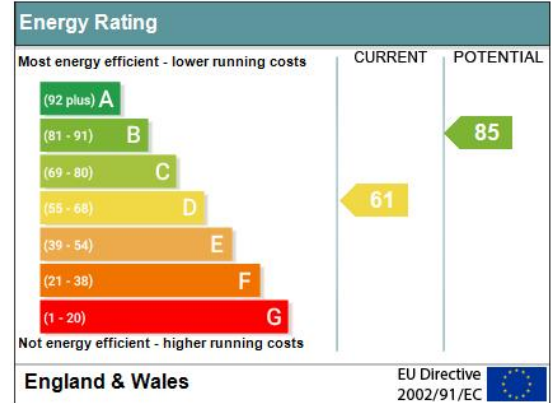


TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: 6 Lullingsstone Crescent, ORPINGTON, BR5 3EB
RRN: 0281-3035-0207-4324-7204



Construction: Standard

Council Tax Band: D

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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