

# THOMAS BROWN

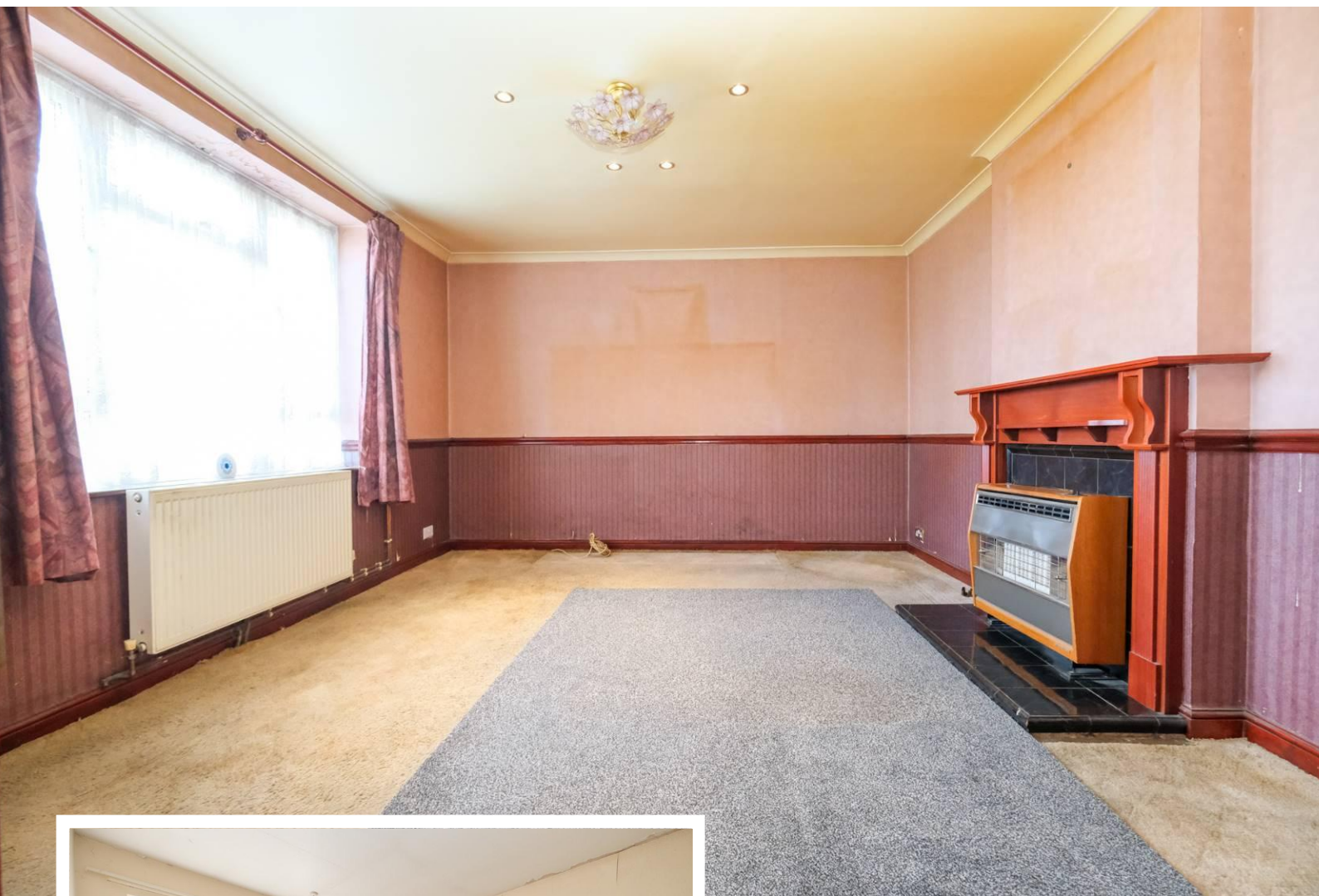
ESTATES



**25 Lullingstone Crescent, Orpington, BR5 3EA** **Asking Price: £425,000**

- 3 Bedroom Semi-Detached House
- Views over Local Green to Front
- Potential to Extend to the Side & into Loft Space (STPP)
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this purpose built, larger style three bedroom semi-detached property, boasting views over a local green to the front, great potential to extend to the side & into the loft space (STPP) and is being offered to the market with no forward chain. The property comprises: entrance hallway, lounge and kitchen/diner that spans the rear of the property with direct access to the rear garden, to the ground floor. To the first floor there is a landing providing access to three bedrooms and a wet room. Externally there is a rear garden mainly laid to lawn, large area to the front/side (ideal for a side extension STPP) and a driveway. Please note the property does require modernisation throughout and this has been reflected in the asking price. The property is well located for St. Mary Cray mainline station via public transport, bus routes, local shops including Nugent shopping centre and schools. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

#### LOUNGE

14' 07" x 12' 05" (4.44m x 3.78m) Double glazed window to front, carpet, radiator.

#### KITCHEN/DINER

20' 11" x 10' 05" (6.38m x 3.18m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window to rear, double glazed sliding door to rear, understairs cupboard, vinyl flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to rear, carpet, radiator.

#### BEDROOM 1

13' 10" x 11' 07" (4.22m x 3.53m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 2

13' 11" x 9' 01" (4.24m x 2.77m) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 3

8' 08" x 7' 11" (2.64m x 2.41m) Double glazed window to rear, exposed floorboards, radiator.



#### WET ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to rear, tiled walls, radiator.

#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING REAR GARDEN

35' 0" x 31' 0" (10.67m x 9.45m) (measured at maximum) Laid to lawn.

#### FRONT

Drive, laid to lawn, covered entrance.

#### TO SIDE

To fence at side 42' at maximum, 20' 04 minimum

#### DOUBLE GLAZING

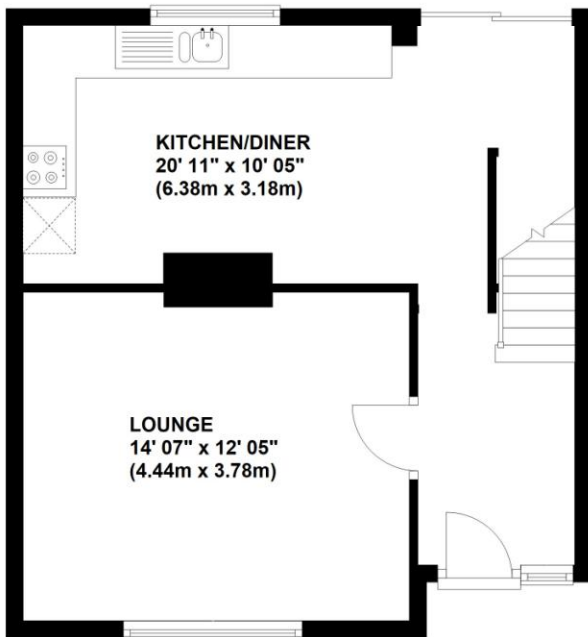
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



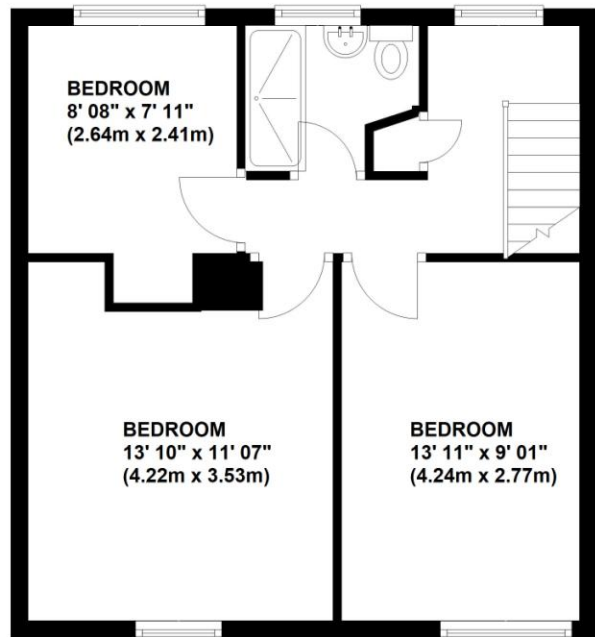
## Ground Floor

Approx. 43.0 sq. metres (462.3 sq. feet)



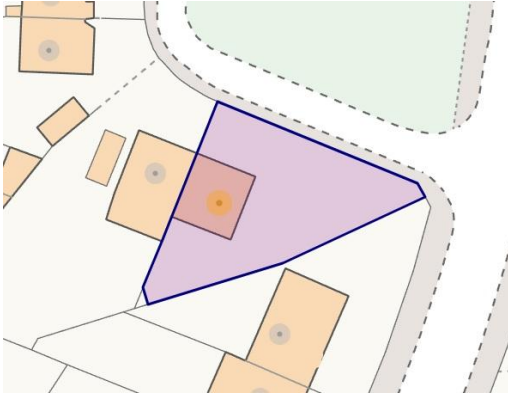
## First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



Total area: approx. 87.4 sq. metres (941.0 sq. feet)

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



**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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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