

THOMAS BROWN

ESTATES



144 Leeson's Hill, Orpington, BR5 2NH

Asking Price: £450,000

- 3 Bedroom Purpose Built Semi-Detached House
- Recently Modernised, Immaculately Presented
- Dual Aspect Lounge/Dining Room
- Well Located for St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and recently modernised, 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, dual aspect lounge/dining room with direct access to the rear garden, 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 rear garden mainly laid to lawn and on road parking to the front. Leeson's 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 to fully appreciate the central location and quality of specification on offer.





ENTRANCE HALL

Wooden door to front, opaque double glazed window to front, vinyl flooring, radiator.

LOUNGE/DINER

24' 09" x 11' 08" (7.54m x 3.56m) Gas fireplace, double glazed sliding door to rear, double glazed window to front, radiator.

KITCHEN

11' 09" x 9' 01" (3.58m x 2.77m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven and integrated combi oven, integrated gas hob, integrated washing machine, space for fridge/freezer, space for slimline dishwasher, tiled splashbacks, double glazed window to side, double glazed window to rear, double glazed opaque door to side, vinyl flooring.

LOBBY AREA

Door to side, cupboard, vinyl flooring.

CLOAKROOM

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

STAIRS TO FIRST FLOOR LANDING

Airing cupboard and storage cupboard, loft hatch, double glazed window to side, carpet.

BEDROOM 1

15' 07" x 11' 03" (4.75m x 3.43m) (measured at maximum) Two double glazed windows to rear, carpet, radiator.

BEDROOM 2

13' 03" x 10' 0" (4.04m x 3.05m) Double glazed window to front, carpet, radiator.

BEDROOM 3

10' 03" x 7' 11" (3.12m x 2.41m) Double glazed window to front, carpet, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

32' 0" x 30' 0" (9.75m x 9.14m) Patio area with rest laid to lawn, side access.

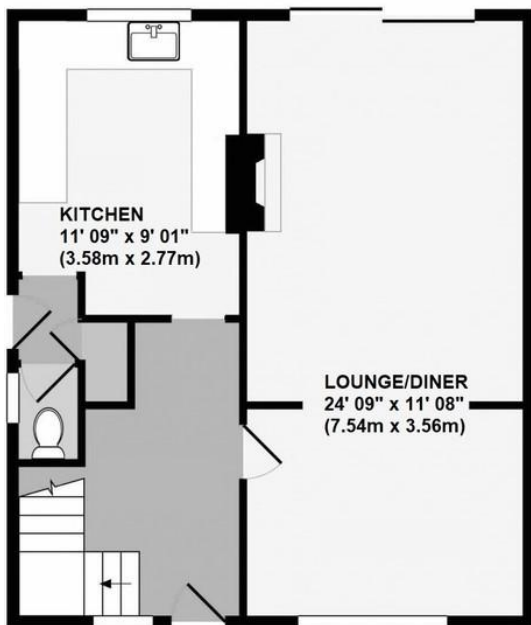
FRONT

Low maintenance front garden, parking bays on road.

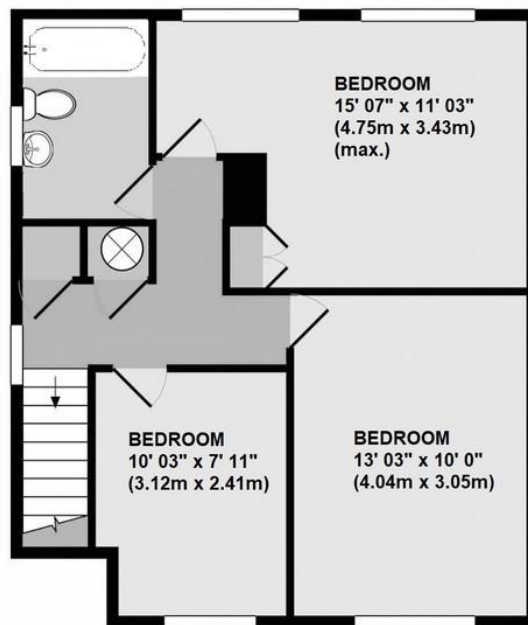
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)

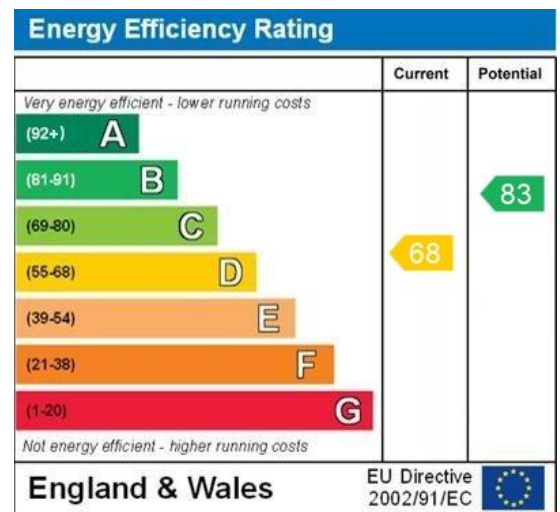
TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (95.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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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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