

THOMAS BROWN

ESTATES



9 Leasons Way, Orpington, BR5 2QB

Offers IEO: £400,000

- 3 Bedroom, Purpose Built Mid Terrace House
- Well Located for Local Schools
- Attractive Views over Local Playing Fields to Front
- No Forward Chain, On Road Parking





Property Description

Thomas Brown Estates are delighted to offer this immaculately maintained and deceptively spacious, purpose built three bedroom terraced home being offered to the market with no forward chain. The property enjoys attractive views over local playing fields to the front and features a modern 16'9" kitchen/diner, ideal for family living and entertaining.

Conveniently located within easy walking distance of St Mary Cray Station and the Nugent Shopping Centre, the home offers well balanced accommodation throughout. The ground floor comprises an entrance porch and hallway, a comfortable lounge, a WC, and a spacious, contemporary kitchen/diner.

Upstairs, the first floor landing leads to three bedrooms-two being generous doubles-and a family bathroom.

Externally, the property boasts a beautifully kept 80' rear garden, perfect for outdoor dining and entertaining, along with ample on road parking to the front.

Leesons Way is ideally situated for access to local schools, shops, transport links, and bus routes, making it a highly convenient and desirable location.

Early viewing is strongly recommended to fully appreciate the quality and setting of this home. Please contact Thomas Brown Estates to arrange your appointment.





ENTRANCE PORCH

Double glazed opaque door and double glazed opaque panel to front, carpet.

ENTRANCE HALL

Double glazed opaque door and double glazed opaque panel to front, laminate flooring, radiator.

LOUNGE

13' 05" x 12' 05" (4.09m x 3.78m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

16' 09" x 11' 03" (5.11m x 3.43m) Range of matching wall and base units with quartz worktops over, one and a half bowl sink, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated microwave, understairs cupboard, space for table and chairs, double glazed window and double glazed opaque door to rear, tiled flooring, radiator.



CLOAKROOM

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

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet, radiator.

BEDROOM 1

13' 11" x 9' 11" (4.24m x 3.02m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 10" x 11' 09" (3.61m x 3.58m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 3

8' 09" x 8' 07" (2.67m x 2.62m) Built in wardrobe, double glazed window to rear, carpet.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

80' 0" x 22' 0" (24.38m x 6.71m) Patio area with rest laid to lawn, mature shrubs, side access.

FRONT

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

DOUBLE GLAZING

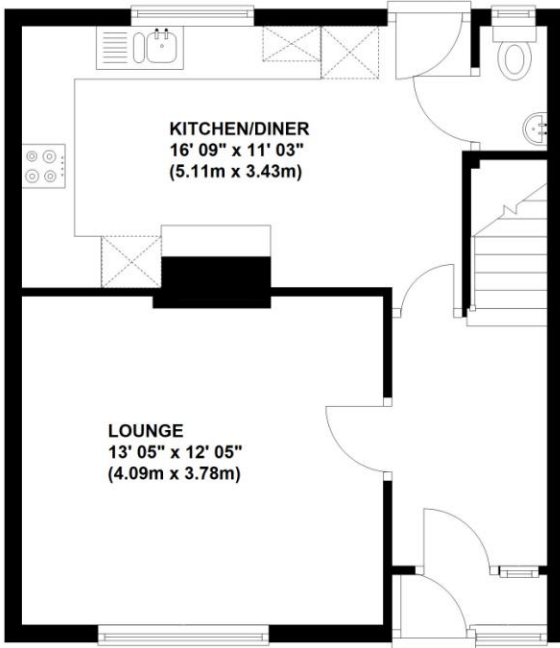
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



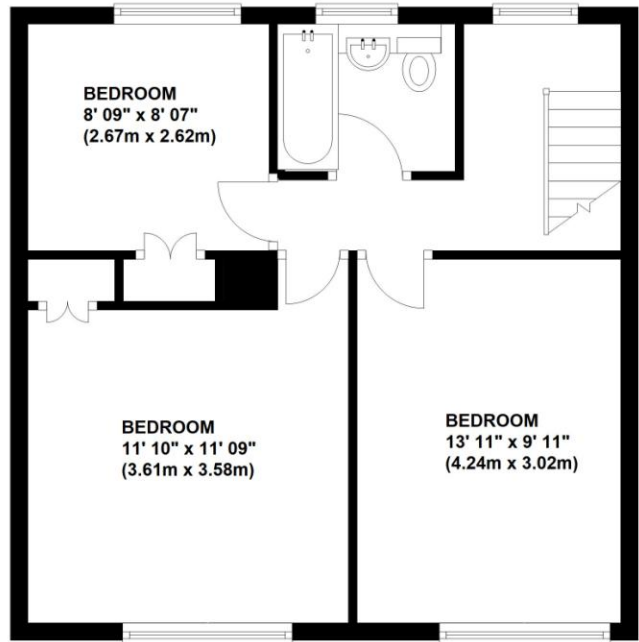
Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



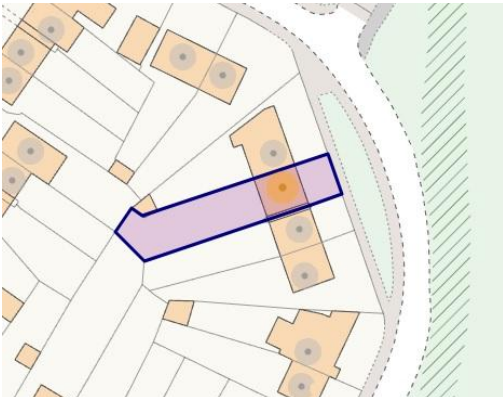
First Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



Total area: approx. 89.1 sq. metres (959.5 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 |
|--|----------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | 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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