



All enquiries Ref: James Paterson



- Freehold two floor end terrace house requiring modernisation
- Full vacant possession

Location:

The property is situated on Leeson Way, which is located off Leeson Hill via Highfield Road. Public transport links include St Mary Cray mainline rail station, together with a network of local bus services serving the surrounding vicinity. Road links include the A20 and A224, providing access to Central London and the M25. Shopping amenities can be found locally within St Paul's Cray, with an extensive range of shops, bars, and restaurants being found in Orpington town centre. Recreational pursuits can be found locally at the open spaces of Hoblingwell Wood Recreation Ground and Scadbury Estate Country Park.

Description:

Freehold end terrace house arranged over ground and first floors requiring modernisation.

Accommodation:

First floor: Two bedrooms, bathroom/WC, landing

Ground floor: Reception room, kitchen, hallway

Outside: Front and rear garden

Gross Internal Area GIA approximately: 75 sq m (804 sq ft)

EPC rating: D

Council Tax Band: D

Potential:

The property may be suitable for rear extension and loft conversion to provide additional accommodation subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

