

THOMAS BROWN

ESTATES



146 Leasons Hill, Orpington, BR5 2NH

Asking Price: £495,000

- 3/4 Bedroom, 2 Bathroom Semi-Detached House
- Deceptively Spacious, Very Well Presented
- Well Located for St. Mary Cray Station
- Side & Rear Extended, Set Back from the Road





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and very well presented, side and rear extended three/four bedroom two bathroom semi-detached property, set back from the road and located within easy walking distance to St. Mary Cray Station, local shops and Nugents Shopping Centre. The accommodation on offer comprises; entrance hall, 19'09 kitchen/dining room with feature vaulted ceiling, lounge, bedroom four/study, spacious shower room and a conservatory to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a rear garden mainly laid to lawn with a patio area perfect for entertaining and alfresco dining and on road parking to the front. Leasons 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 quality and size of accommodation on offer.



ENTRANCE HALL

Opaque composite door to front, double glazed opaque window to front, laminate flooring, radiator.

LOUNGE

15' 04" x 11' 08" (4.67m x 3.56m) Fireplace with stone surround, double glazed sliding door to conservatory, laminate flooring, radiator.

KITCHEN/DINER

19' 09" x 12' 06" (6.02m x 3.81m) Range of matching wall and base units with worktops over, stainless steel sink, space for range style cooker, space for American fridge/freezer, space for dishwasher, double glazed sliding door to rear, opaque door to conservatory, part vaulted ceiling, two Velux windows, tiled flooring.

CONSERVATORY

18' 08" x 12' 03" (5.69m x 3.73m) Double glazed windows to rear, double glazed sliding doors to side, tiled flooring, radiator.

BEDROOM 4

11' 08" x 8' 11" (3.56m x 2.72m) Double glazed window to front, laminate flooring, radiator.



UTILITY CUPBOARD

Space for washing machine.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, two double glazed opaque windows to front, tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.



BEDROOM 1

15' 07" x 9' 0" (4.75m x 2.74m) (measured to front of wardrobes) Fitted wardrobes, two double glazed windows to rear, carpet, radiator.

BEDROOM 2

13' 02" x 9' 10" (4.01m x 3m) Double glazed window to front, carpet, radiator.

BEDROOM 3

10' 03" x 8' 0" (3.12m x 2.44m) Double glazed window to front, carpet, radiator.

BATHROOM

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



OTHER BENEFITS INCLUDE:

GARDEN

40' 0" x 36' 0" (12.19m x 10.97m) Patio area with rest laid to lawn, large shed, side access.

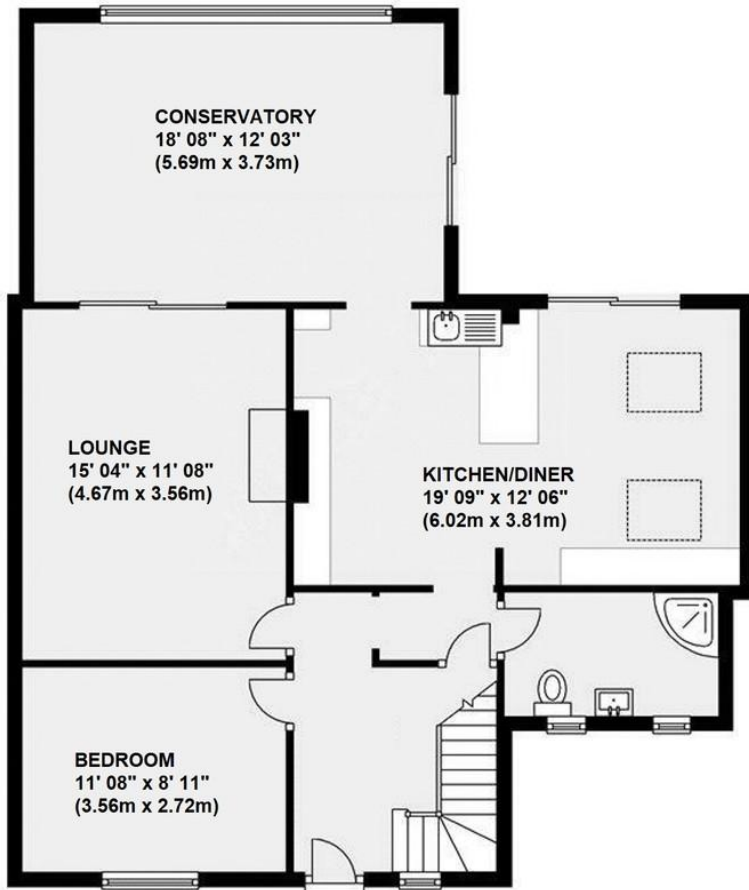
FRONT

Paved front, on road parking.

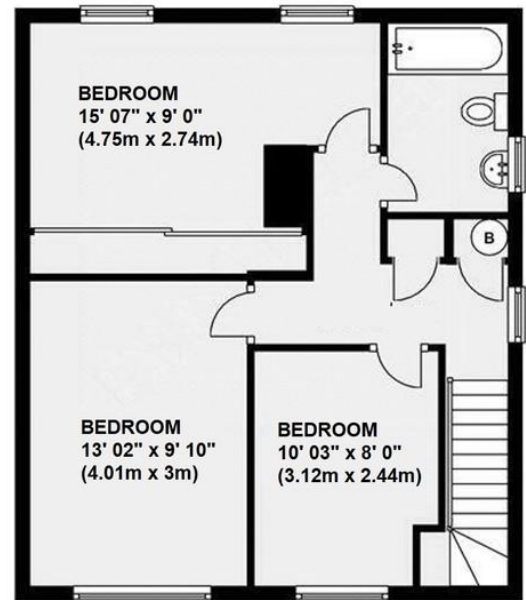
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

Ground Floor



First Floor



Construction: Standard

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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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