

# THOMAS BROWN

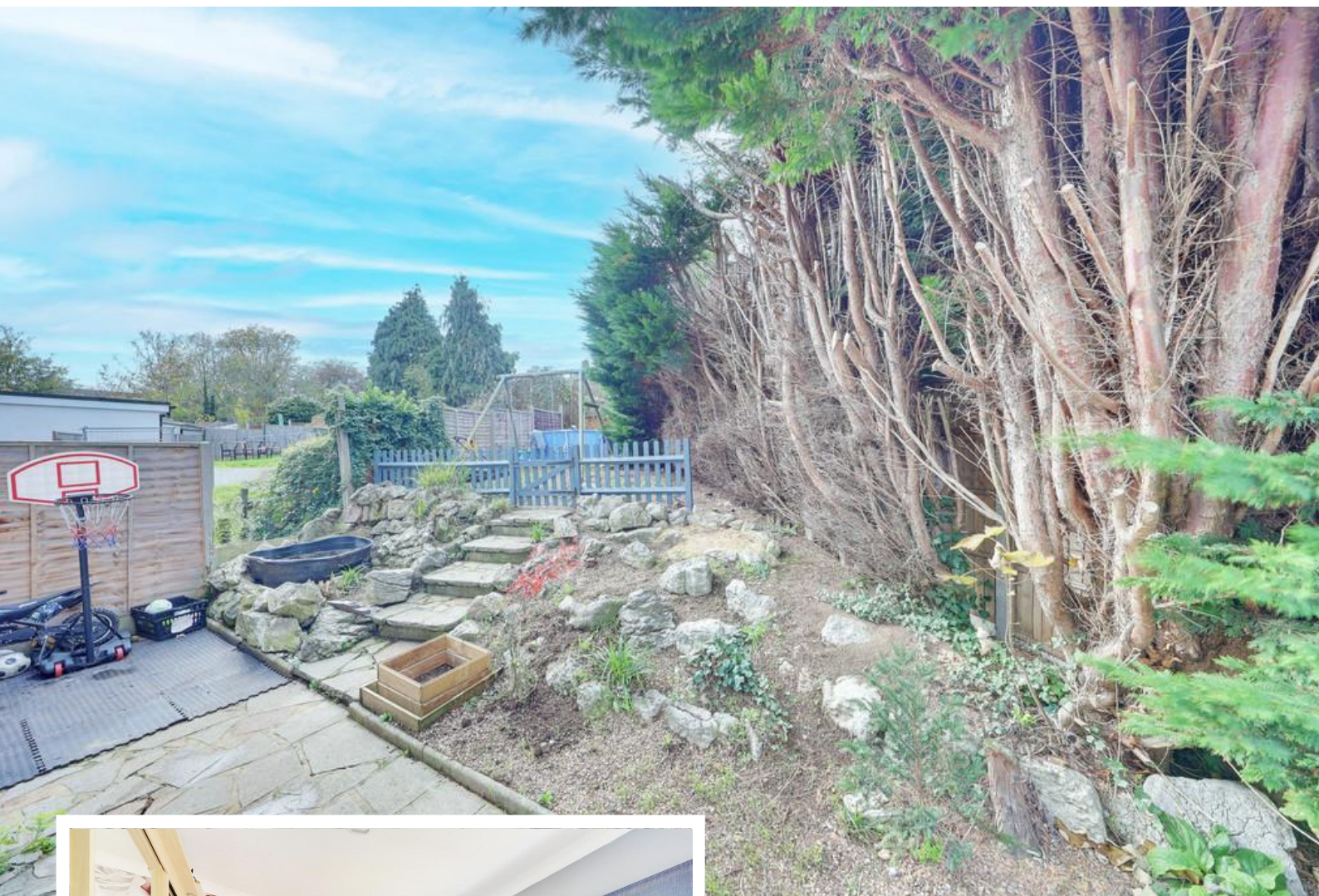
ESTATES



**67 Lullingstone Crescent, Orpington, BR5 3EA** Asking Price: **£400,000**

- 3 Bedroom Semi-Detached House
- Well Located for Midfield Primary School
- Fantastic Potential to Extend to Side (STPP)
- Garage & Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property boasting a driveway and garage, with fantastic potential to extend to the side (STPP). The property comprises: entrance porch and hallway, lounge and kitchen/diner to the ground floor. To the first floor there is a landing providing access to three bedrooms and family bathroom. Externally there is a rear garden, garage to the side and driveway to the front. 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 PORCH

Double glazed door to front, tiled flooring.

#### ENTRANCE HALL

Door to front, carpet, radiator.

#### LOUNGE

15' 01" x 12' 03" (4.6m x 3.73m) Double glazed window to front, laminate flooring, radiator.

#### KITCHEN/DINER

15' 0" x 8' 03" (4.57m x 2.51m) Range of matching wall and base units with worktops over, sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, wood effect flooring, double glazed window to rear, radiator.



#### LOBBY

Space for fridge/freezer, space for tumble dryer, double glazed opaque door to side, vinyl flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

10' 07" x 9' 08" (3.23m x 2.95m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 2

10' 03" x 9' 05" (3.12m x 2.87m) Double glazed window to front, carpet, radiator.



#### BEDROOM 3

8' 09" x 8' 08" (2.67m x 2.64m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, two double glazed opaque windows to rear, tiled walls, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

48' 0" (14.63m) Corner plot, patio area, part laid to lawn, rockery, side access.



#### FRONT

Drive, part laid to lawn.

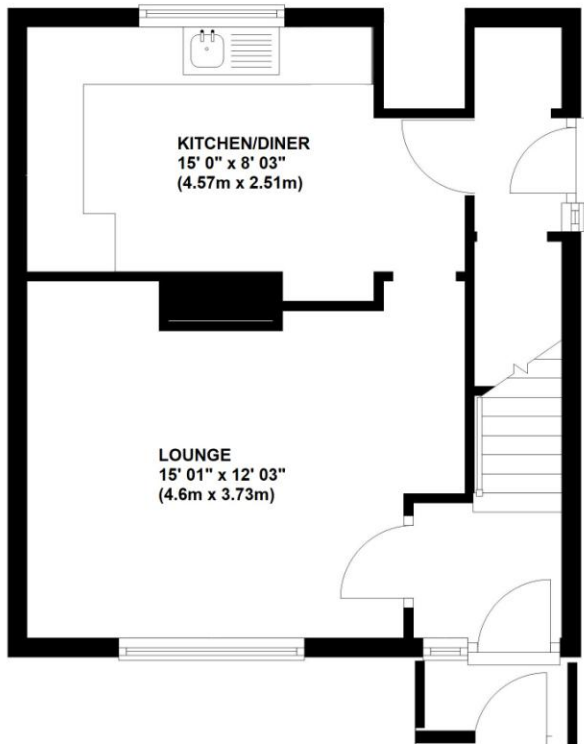
#### GARAGE

Up and over door to front, windows to side.

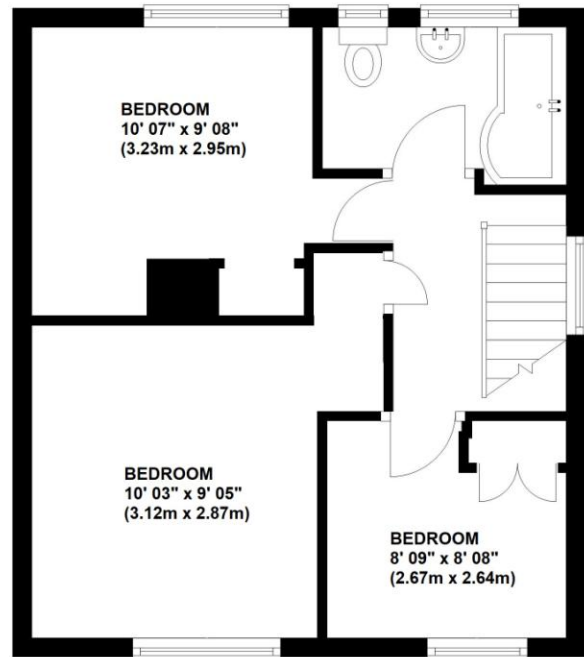
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

## Ground Floor



## First Floor



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>                            |         | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 59      |                         |
| (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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