THOMAS BROWN
ESTATES

12 Lynmouth Rise, Orpington, BR5 2EJ

Asking Price: £514,500

- 3 Bedroom, 2 Reception Room Semi-Detached Chalet Property
- Short Walk to St. Mary Cray Station & Nugent Shopping Centre
- Garage & Off Street Parking
- No Forward Chain

Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached chalet property, ideally located within a short walk to St. Mary Cray Station and close to local amenities, including the popular Nugent Retail Park.

Offered to the market with no forward chain, the property presents excellent potential to extend (STPP), as many neighbouring homes have already done.

The accommodation comprises a spacious entrance hall, lounge, separate dining room, kitchen, family bathroom with separate WC, and a ground floor third bedroom. To the first floor are two well-proportioned double bedrooms.

Subject to the necessary planning permissions, the property offers fantastic scope for extension to the rear, side and first floor, making it an ideal opportunity for buyers looking to create a long term family home.

Externally, the property benefits from a generous rear garden with a large patio area, a detached cabin (ideal as a home office or entertaining space), garage to the side and a driveway with space for two vehicles to the front.

Situated on Lynmouth Rise, the property is well positioned for local schools, shops, bus routes, and St. Mary Cray Station.

Early viewing is highly recommended. Please contact Thomas Brown Estates to arrange an appointment and fully appreciate the location, potential, and floor space on offer.

ENTRANCE HALL
Double glazed opaque door to side, painted floorboards, radiator.

RECEPTION ROOM 1
14' 07" x 12' 09" (4.44m x 3.89m) Double glazed bay window to front, painted floorboards, radiator.

RECEPTION ROOM 2
15' 09" x 13' 05" (4.8m x 4.09m) Double glazed French doors to rear, carpet, radiator.

KITCHEN
10' 04" x 9' 0" (3.15m x 2.74m) Range of matching wall and base units with solid wood worktops over, one and a half bowl sink and drainer, range style cooker to stay, extractor hood, space for American fridge/freezer, washing machine to stay, double glazed window to rear, double glazed panel to side, double glazed opaque door to side.

BEDROOM 3
11' 02" x 7' 06" (3.4m x 2.29m) Double glazed window to front, carpet, radiator.

STAIRS TO FIRST FLOOR LANDING
Carpet.

BEDROOM 1
14' 11" x 13' 05" (4.55m x 4.09m) Eaves storage, wardrobes to stay, double glazed bay window to front, carpet, radiator.

BEDROOM 2
13' 06" x 11' 10" (4.11m x 3.61m) Eaves storage, wardrobes to stay, double glazed window to rear, painted floorboards, radiator.

BATHROOM
Wash hand basin, bath with shower over, double glazed opaque panel to side, tiled walls, tiled flooring, heated towel rail.

SEPARATE WC
Low level WC, double glazed opaque window to side, tiled walls, tiled flooring.

OTHER BENEFITS INCLUDE:

GARDEN
75' 0" (22.86m) Patio area with rest laid to lawn, cabin, shed, side access.

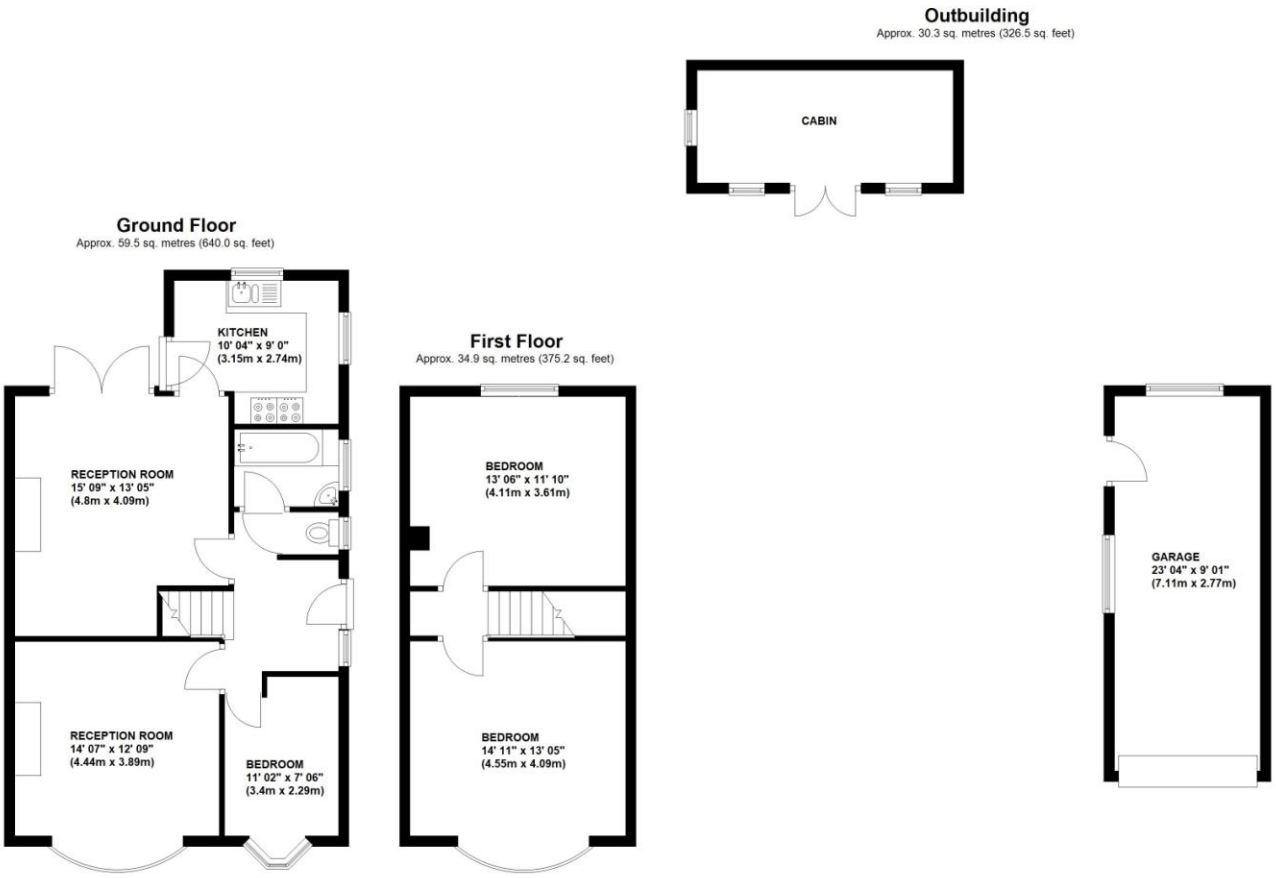
OFF STREET PARKING
Drive with space for two vehicles.

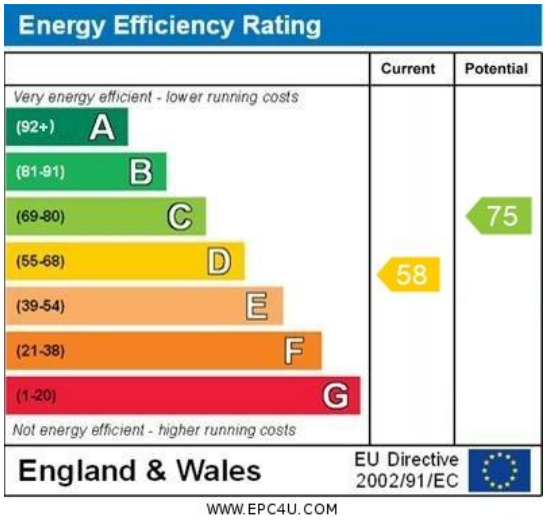
GARAGE
23' 04" x 9' 01" (7.11m x 2.77m) Up and over door to front, window to side and rear.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





Council Tax Band: E

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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