

THOMAS BROWN

ESTATES

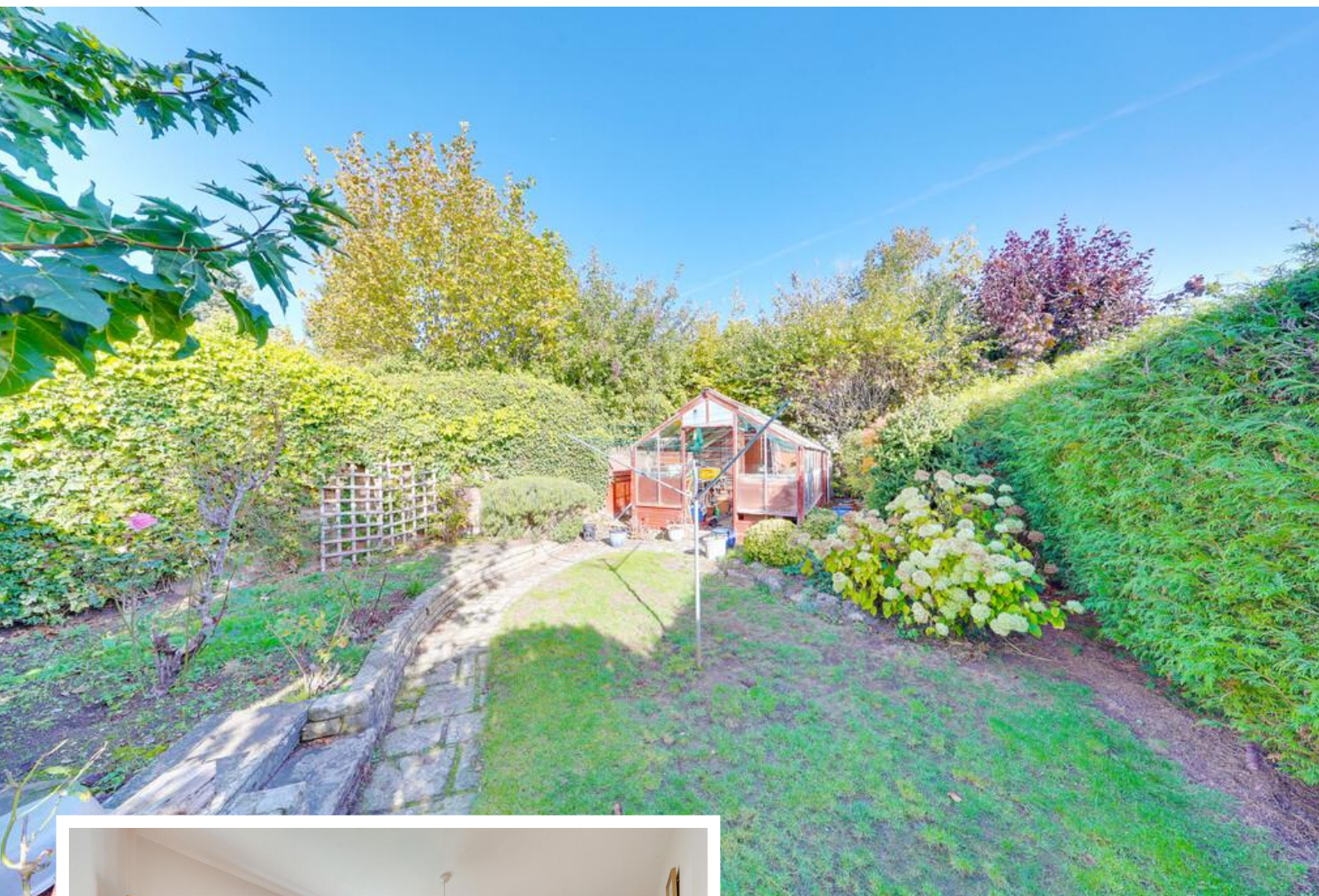


15 St. Leonards Rise, Orpington, BR6 9NA

Asking Price: £580,000

- 3/4 Bedroom Semi-Detached Property
- Close to many Desirable Schools
- Potential to Extend Further (STPP)
- No Forward Chain, Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this extended three/four bedroom semi-detached property, offered to the market with no forward chain and situated on the ever popular Davis Development, on St. Leonards Rise, which is considered one of the developments most sought after roads.

The property enjoys a convenient yet peaceful location, within close proximity to Warren Road and Tubbenden Primary Schools, Darrick Wood, Newstead Wood and St. Olave's Schools, as well as Orpington Station, providing excellent transport links.

The accommodation comprises an entrance hall, lounge/dining room with direct access to the rear garden, kitchen, shower room and two bedrooms, one of which could alternatively be used as an additional reception room. To the first floor are two further bedrooms, offering flexible accommodation to suit a variety of needs.

Externally, the property benefits from a mature rear garden, mainly laid to lawn, a garage to the side/rear and on road parking to the front. Subject to the necessary planning permissions, there is potential to extend further to the rear and/or create a driveway to the front, as seen at neighbouring properties.

Please note that the property requires modernisation, which has been reflected in the asking price, presenting an excellent opportunity for buyers to update and personalise the home to their own tastes.

Early viewing is highly recommended to fully appreciate the potential, location and peaceful setting this property has to offer.



Entrance Hall:

Double glazed opaque door to side, opaque window to side, carpet, radiator.

Lounge/Dining Room:

23' 09" x 11' 02" (7.24m x 3.4m). Double glazed sliding door to rear, skylight, carpet, two radiators.

Kitchen:

16' 05" x 11' 04" (5m x 3.45m). (L-Shaped). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated electric hob, integrated undercounter fridge, integrated undercounter freezer, integrated dishwasher, space for fridge/freezer, space for washing machine, tiled splashback, double glazed window and double glazed door to rear, opaque window to rear and side, tiled flooring, radiator.

Bedroom:

11' 11" x 11' 02" (3.63m x 3.4m). Double glazed window to front, carpet, radiator.

Bedroom:

11' 03" x 6' 11" (3.43m x 2.11m). Double glazed window to front, carpet, radiator.

Shower Room:

WC, wash hand basin in vanity unit, shower cubicle, opaque window to side, tiled walls, vinyl flooring, radiator.

Stairs To First Floor Landing:

Carpet.



Bedroom:

13' 06" x 9' 07" (4.11m x 2.92m). Built in wardrobes, double glazed window to front, carpet, radiator.

Bedroom:

8' 09" x 8' 04" (2.67m x 2.54m). Two double glazed windows to side, carpet, radiator.

Other Benefits Include:

Garden:

65' 0" (19.81m). Patio area with rest laid to lawn, mature shrubs, greenhouse, side access.

Front:

Laid to lawn, shared drive to side, ability to create drive (STPP).

Garage:

16' 07" x 8' 03" (5.05m x 2.51m). Up and over door to front, windows to side and rear, door to side.

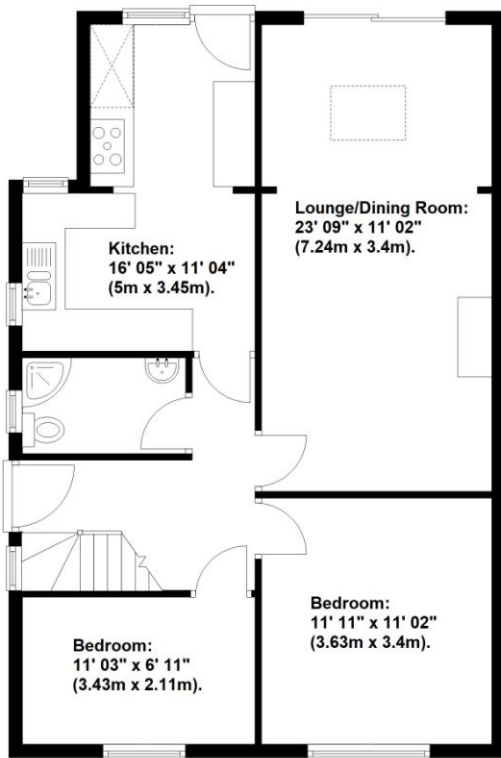
Double Glazing

Central Heating System

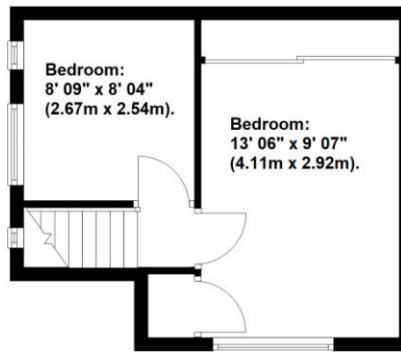
No Forward Chain



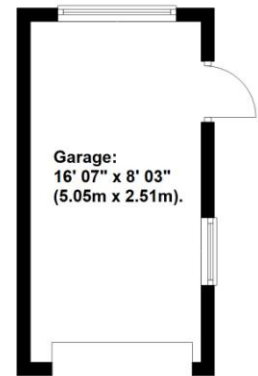
Ground Floor



First Floor



Outbuilding



Total area: approx. 108.9 sq. metres (1171.7 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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