

THOMAS BROWN

ESTATES



76 Leeson's Hill, Orpington, BR5 2LE

Offers IEO: £300,000

- 2 Double Bedroom Mid Terraced House
- Potential to Extend (STPP)
- Well Located for Local Amenities & St. Mary Cray Station
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to present this two double bedroom terraced home, offered to the market with no forward chain and offering excellent potential for refurbishment and extension, subject to the necessary planning permissions.

Ideally positioned within walking distance of local amenities, the property provides exciting scope to extend to the rear and/or into the loft space, following the example of neighbouring homes within the area.

Please note that the property requires full refurbishment throughout, which has been reflected in the asking price. This presents an ideal opportunity for buyers looking to create a home tailored to their own tastes and requirements.

The existing accommodation comprises an entrance hall, lounge, kitchen/dining room and lobby area to the ground floor. To the first floor are two double bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from a private rear garden, which requires clearing and landscaping, offering further scope for improvement. The property is set back from the road behind a green area, with on-street parking available in the surrounding roads.

Leesons Hill is conveniently located for local schools, shops, bus routes and St. Mary Cray mainline station, making this an appealing opportunity for buyers seeking a property with considerable potential to modernise and add value.

An internal viewing is highly recommended to fully appreciate the location and potential this property has to offer.



Entrance Hall:

Door to front, carpet, radiator.

Lounge:

13' 0" x 12' 03" (3.96m x 3.73m). Double glazed window to front, carpet, radiator.

Kitchen:

12' 02" x 8' 05" (3.71m x 2.57m). Kitchen units, stainless steel sink and double drainer, space for appliances, double glazed window to rear, radiator.

Lobby:

Double glazed opaque door to rear, understairs cupboard.

Stairs To First Floor Landing:

Carpet.

Bedroom 1:

15' 05" x 10' 01" (4.7m x 3.07m). Double glazed window to front, carpet, radiator.

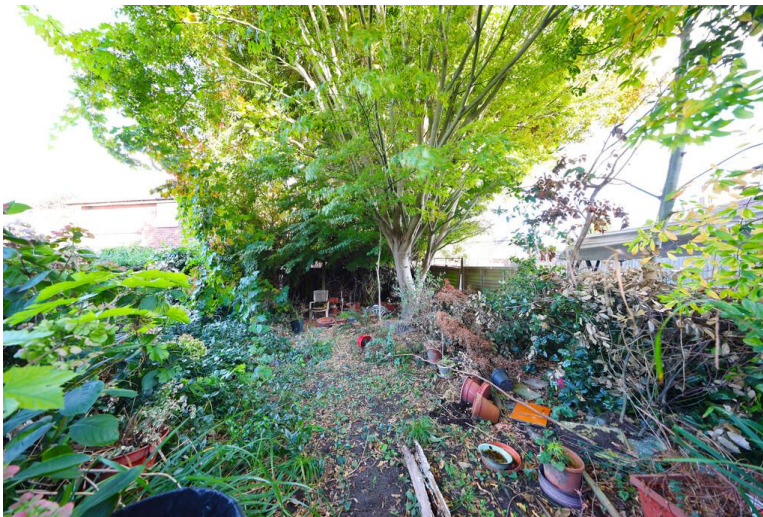
Bedroom 2:

10' 03" x 10' 0" (3.12m x 3.05m). Built in wardrobes, two double glazed windows to front, carpet, radiator.



Bathroom:

15' 04" x 10' 0" (4.67m x 3.05m). Wash hand basin, bath, double glazed opaque window to rear, carpet, radiator.



Separate WC:

WC, double glazed opaque window to rear, tiled flooring.

Other Benefits Include:

Garden:

40' 0" (12.19m). Overgrown, requires work.

Front:

Set back from the road.

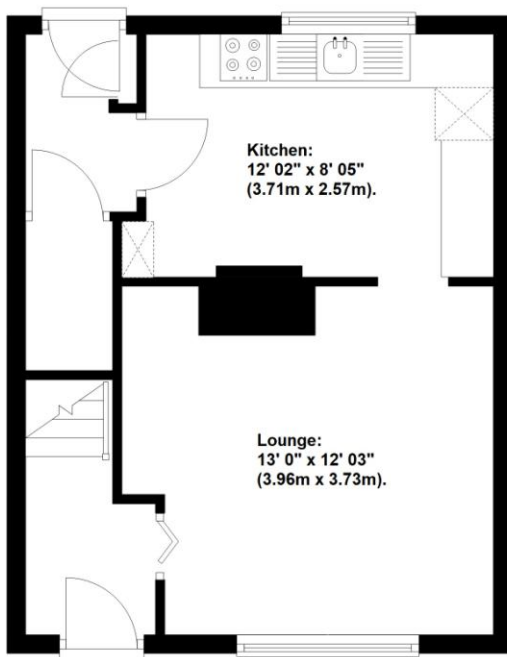
Double Glazing

Central Heating System

No Forward Chain



Ground Floor



First Floor



Total area: approx. 69.1 sq. metres (743.7 sq. feet)

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



Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(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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