

THOMAS BROWN

ESTATES

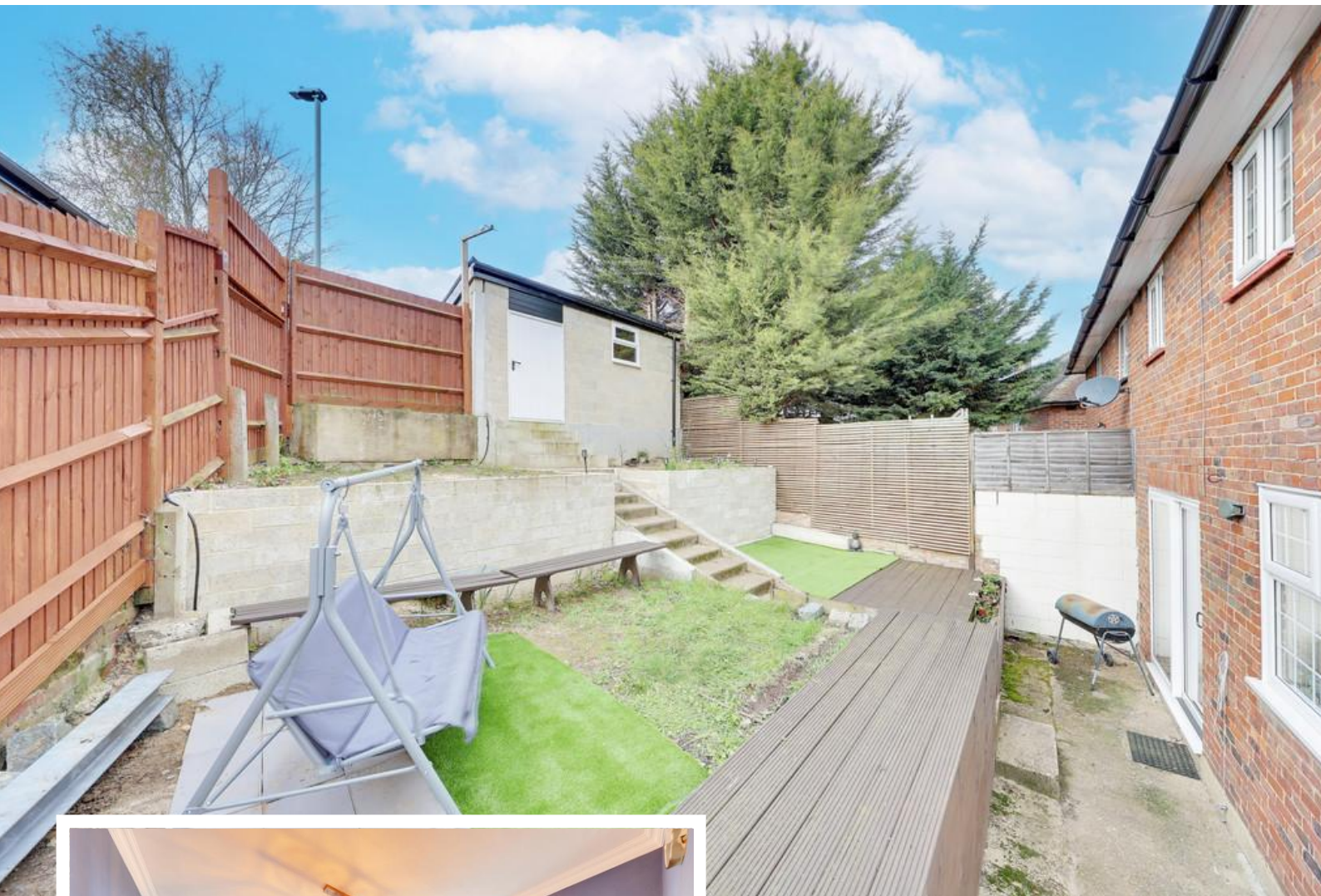


95 Leasons Hill, Orpington, BR5 2NG

Asking Price: £515,000

- 3/4 Bedroom Semi-Detached House, Side Extended
- Short Walk to Local Shops & St. Mary Cray Station
- 2 Reception Rooms, South Facing Garden
- Parking Via the Garage to Rear





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, side extended three/four bedroom semi-detached home, offering over 1,385 sq. ft of living space (including garage). Set back from the road, the property enjoys open views to the front and benefits from rear parking via the garage, as well as a short walk to local shops and St. Mary Cray Station.

The ground floor features an entrance hall, a comfortable lounge, a separate dining room and a modern fitted kitchen. There is also a versatile third reception room that can be used as a fourth bedroom, along with a lobby area, cloakroom, and a shower room.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom.

Outside, the property boasts a tiered rear garden, ideal for entertaining and outdoor dining, with side access and off road parking via a garage at the rear.

Located on Leeson Hill, the home is within easy walking distance of St. Mary Cray Station, local shops, Nugent Shopping Centre, schools, and bus routes.

Early viewing is highly recommended. Please contact Thomas Brown Estates to arrange a viewing.



ENTRANCE HALL

Double glazed composite door and double glazed opaque panel to front, laminate flooring, radiator.

LOUNGE

15'05" x 11'09" (4.7m x 3.58m) Feature fireplace, double glazed sliding door to rear, laminate flooring, radiator.

DINING ROOM

11'09" x 9'0" (3.58m x 2.74m) Double glazed window to front, laminate flooring, radiator.

KITCHEN

11'10" x 9'0" (3.61m x 2.74m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, range style cooker, integrated dishwasher, space for fridge/freezer, tiled splashback, double glazed window to rear, door to lobby area, tiled flooring.



LOBBY AREA

Double glazed opaque door to garden, door to utility cupboard (plumbing for washing machine & space for tumble dryer), door to shower room, tiled flooring.

SHOWER ROOM

Shower cubicle, tiled walls.

RECEPTION ROOM 3 / BED ROOM 4

14'06" x 9'10" (4.42m x 3m) Double glazed window to front, engineered wood flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to rear, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Two storage cupboards, double glazed window to side, carpet.

BEDROOM 1

15'07" x 11'05" (4.75m x 3.48m) Fitted and built in wardrobes, two double glazed windows to rear, carpet, radiator.

BEDROOM 2

13'02" x 10'0" (4.01m x 3.05m) Double glazed window to front, carpet, radiator.

BEDROOM 3

10'02" x 8'0" (3.1m x 2.44m) Built in storage, double glazed window to front, carpet, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

34'0" x 26'05" (10.36m x 8.05m) Decked area, part artificial lawn, stepped, side access.

GARAGE TO REAR

30'08" x 17'02" (9.35m x 5.23m) (measured at maximum) Two electric roller blind doors, part covered and part open.

DOUBLE GLAZING

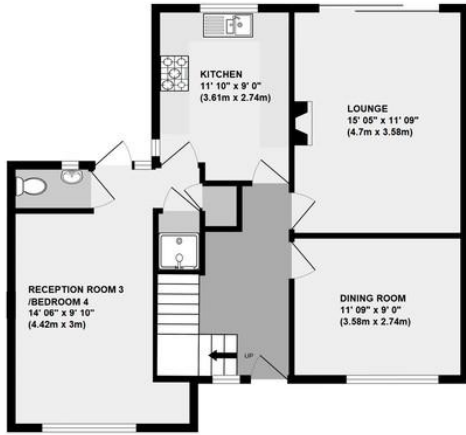
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

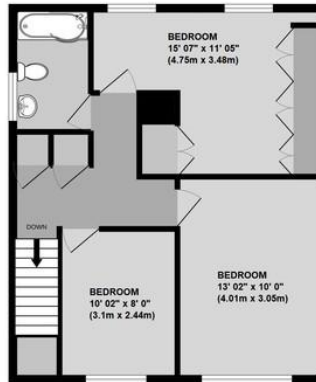
ALARMED



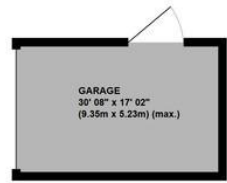
GROUND FLOOR
714 sq ft. (66.4 sq.m.) approx.



1ST FLOOR
528 sq ft. (49.0 sq.m.) approx.

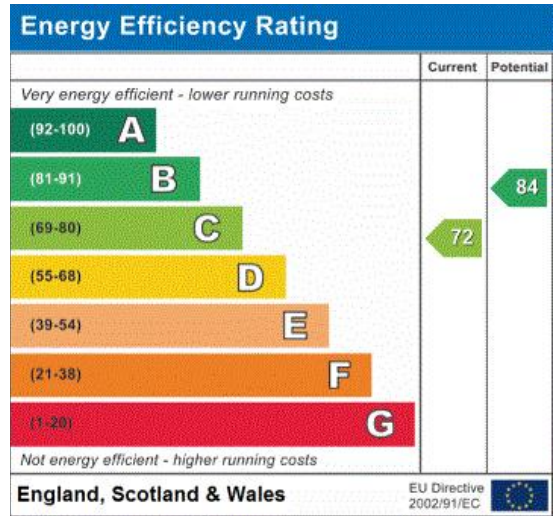


OUTBUILDING
129 sq ft. (12.0 sq.m.) approx.



TOTAL FLOOR AREA: 1371 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: E

Tenure: Freehold

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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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