

# THOMAS BROWN

ESTATES



**95 Leasons Hill, Orpington, BR5 2NG**

**Asking Price: £490,000**

- 3/4 Bedroom Semi-Detached House, Side Extended
- Well Located for Nugents Centre & St. Mary Cray Station
- Set Back from the Road
- Garage & Parking to Rear





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and deceptively spacious (1371), side extended three/four bedroom semi-detached property set back from the road with far reaching views to the front, boasting parking and a garage to the rear and located within easy walking distance to St. Mary Cray Station, local shops and Nugents Shopping Centre. The accommodation on offer comprises; private entrance hall, lounge, dining room, modern fitted kitchen, reception 3/bedroom 4, lobby area, cloakroom and shower-room to the ground floor. To the first floor is a landing providing access to three bedrooms and a family bathroom. Externally there is a tiered rear garden, perfect for entertaining and alfresco dining with side access and off road parking and garage to the rear. Leasons Hill is very well located for St. Mary Cray Station, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



**ENTRANCE HALL**

Double glazed door and double glazed window to front, laminate flooring, radiator.

**LOUNGE**

15'5" x 11'9" (4.7m x 3.58m) Feature fireplace, double glazed French door to rear, laminate flooring, radiator.

**DINING ROOM**

11'9" 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 oven, hob with extractor over, integrated dishwasher, space for fridge, tiled splashback, double glazed window to rear, door to lobby area, tiled flooring.

**LOBBY AREA**

Double glazed 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**

14'6" x 9'10" (4.42m x 3m) (plus recess 3'4 x 2'7) Double glazed window to front, wood flooring, radiator.

**CLOAKROOM**

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

**STAIRS TO FIRST FLOOR LANDING**

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



**BEDROOM 1**

15'7" x 11'5" (4.75m x 3.48m) (measured to widest and longest points) Built in wardrobe, two double glazed windows to rear, carpet, radiator.

**BEDROOM 2**

13'2" x 10'0" (4.01m x 3.05m) Double glazed window to front, carpet, radiator.

**BEDROOM 3**

10'2" x 8'0" (3.1m x 2.44m) Double glazed window to front, carpet, radiator.

**BATHROOM**

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



**OTHER BENEFITS I INCLUDE:**

**SOUTH FACING GARDEN**

35'0" x 35'0" (10.67m x 10.67m) (approx.) Laid to lawn, stepped.

**GARAGE**

14'0" x 9'3" (4.27m x 2.82m) Up and over door, personal side door.

**OFF STREET PARKING**

Space in front of garage.

**DOUBLE GLAZING**

**ALARMED**





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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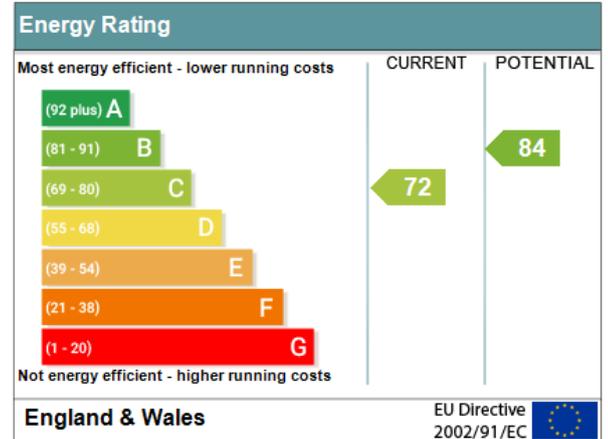
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

**Address:** 95 Leasons Hill, ORPINGTON, BR5 2NG  
**RRN:** 3432-9327-6100-0824-4296



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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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
 Orpington  
 Kent  
 BR6 0NN

www.thomasbrownestates.co.uk  
 sales@thomasbrownestates.co.uk

**01689 884444**

Telephones Manned:  
 Mon-Fri: 8am – 8pm  
 Sat: 8am – 5pm  
 Sun: 10am – 4pm

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