



8 Lynmouth Rise, Orpington, BR5 2EJ **Guide: £650,000-£675,000**

- 3 Bedroom Detached House
- Very Well Presented, Deceptively Spacious
- Short Walk to St. Mary Cray Station
- Planning Permission Granted in 2017 for a Single Storey Rear & Two Storey Side Extensions (16/05866/FULL6)





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and well presented, three bedroom detached house, boasting a short one minute walk to St. Mary Cray Station and easy access to the Nugent Shopping Centre. The accommodation on offer comprises; private entrance hall, spacious lounge, dining room, fitted kitchen and a WC to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is off street parking to the front, garage to the side, and a private garden to the rear. Although the property already boasts a large floor space there is the ability to extend the property if required (STPP). The property did have planning permission granted in 2017 for a single storey rear and two storey side extensions (16/05866/FULL6). This planning permission has now lapsed, but could be applied for again. Please call Thomas Brown Estates to book your appointment to view.



ENTRANCE HALL

Double glazed door to front, double glazed window to side, under stairs storage, laminate flooring, radiator.

LOUNGE

18'08" x 14'06" (5.69m x 4.42m) (measured into bay) Feature fireplace, double glazed bay window to front, two double glazed windows to front, laminate flooring, two radiators.

KITCHEN

10'01" x 9'06" (3.07m x 2.9m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, Range cooker, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, tiled splashback, double glazed door to garden, double glazed window to rear, tiled flooring.

DINING ROOM

11'0" x 10'10" (3.35m x 3.3m) Double glazed French doors to rear, two double glazed panels to rear, laminate flooring, radiator.



CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed window to side, tiled walls, tiled flooring, radiator.

PANTRY CUPBOARD

Food storage, central heating boiler, gas meter.

STAIRS TO FIRST FLOOR LANDING

Loft access, airing cupboard, double glazed window to side, carpet.

BEDROOM 1

14'04" x 11'04" (4.37m x 3.45m) Fitted wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

13'0" x 11'0" (3.96m x 3.35m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

11'02" x 7'03" (3.4m x 2.21m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, two wash hand basins in vanity unit, panel enclosed bath with shower over, shower cubicle, double glazed window to rear, tiled walls, tiled flooring, radiator, extractor fan.

OTHER BENEFITS INCLUDE:

GARDEN

75'0" x 40'0" (22.86m x 12.19m) Landscaped, patio area with rest laid to lawn, patio area to end of garden, shed with power and light, access to two sides, mature shrubs and trees.

GARAGE

14'0" x 8'0" (4.27m x 2.44m) Double doors to front, side access door to side, power and light.

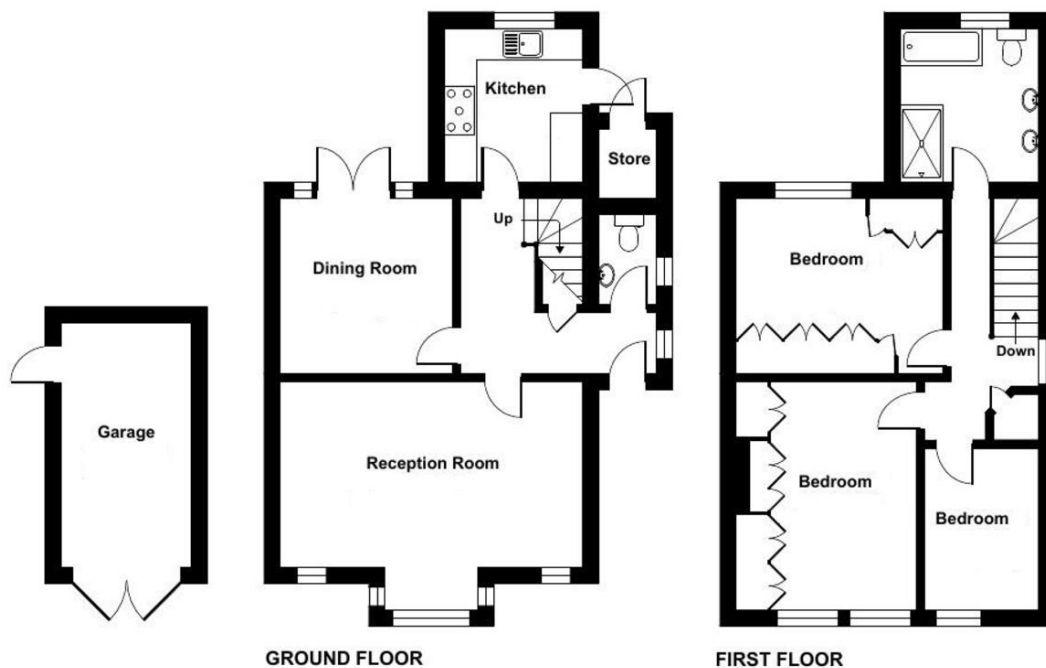
OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

The property did have planning permission granted in 2017 for a single storey rear and two storey side extensions (16/05866/FULL6). This planning permission has now lapsed, but could be applied for again.





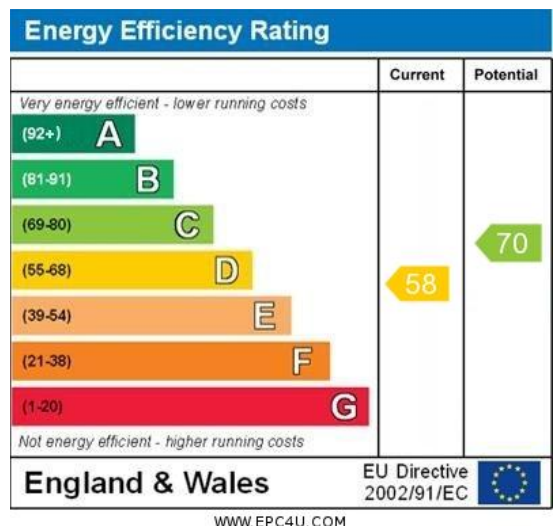
Other Information:

Council Tax Band: E

Construction: Standard

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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