

THOMAS BROWN

ESTATES



105 Leeson Way, Orpington, BR5 2QB

Asking Price: £270,000

- 1 Double Bedroom Mid-Terrace House
- Very Well Presented, Recently Modernised
- Modern Fitted Kitchen
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this recently modernised, very well presented one bedroom property being offered to the market with no forward chain and views over local woodland and walking distance to St. Mary Cray Station and local shops. The accommodation comprises; hall area, lounge/dining room and a modern kitchen to the ground floor. To the first floor is a good size double bedroom with built in wardrobes and family bathroom. Externally there are communal gardens, allocated and guest parking as well as ample on road parking to the front. Leeson Way is well located for St. Mary Cray Station, local schools, local shops, bus routes and playing fields. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of outlook and specification on offer.



FRONT

Low maintenance front garden.

ENTRANCE HALL

Composite door to front, carpet.

LOUNGE/DINING ROOM

13' 10" x 12' 05" (4.22m x 3.78m) Double glazed window to front, carpet, radiator.

KITCHEN

7' 11" x 7' 03" (2.41m x 2.21m) Range of matching wall and base units with solid wood worktops over, one and a half stainless steel sink, integrated induction hob with extractor over, integrated oven, integrated under counter fridge, integrated washing machine, integrated dishwasher, freezer to remain, tiled splashback, large under stairs cupboard, double glazed window to front, vinyl flooring.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 11" x 10' 08" (3.63m x 3.25m) Built in wardrobes, double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over, opaque double glazed window to front, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

DOUBLE GLAZING

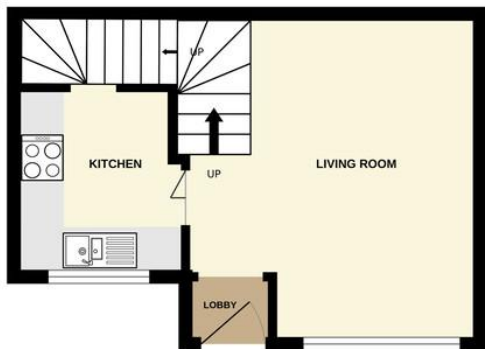
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

ALLOCATED PARKING SPACE



GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.7 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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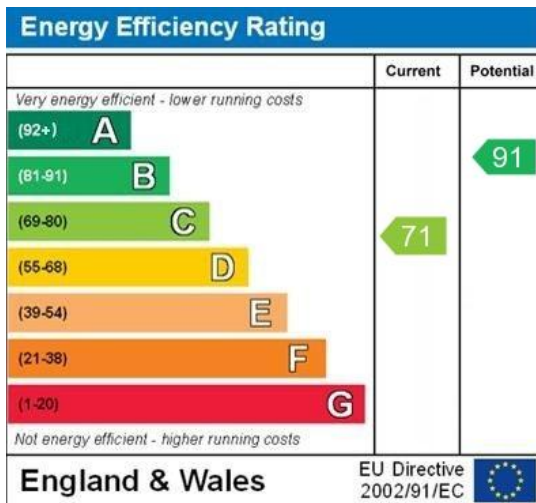


Other Information:

Council Tax Band: C

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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