

THOMAS BROWN

ESTATES



Leesons Hill, Orpington, BR5 2LH

Asking Price: £330,000

- 2 Bedroom Detached House
- Lounge/Dining Room with Bi-Fold Doors
- Modern Fitted Kitchen
- Walking Distance to St Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this unique new build detached property (completed December 2019), boasting two double bedrooms, driveway for two vehicles and within easy walking distance to St. Mary Cray Station, local shops and Nugents Shopping Centre. The accommodation comprises; entrance hall, lounge/dining room with bi-fold doors and is open plan to the modern fitted kitchen to the ground floor. To the first floor is a landing providing access to two double bedrooms, a study and a family bathroom. Externally there is a patio to the rear and a garden to the side, with a drive for two vehicles to the front. Leeson's 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 composite door to front, double glazed window to side, laminate flooring, radiator.

LOUNGE/DINER

14' 02" x 10' 07" (4.32m x 3.23m) Double glazed bi-fold doors to rear, under stairs storage, laminate flooring, two radiators, open plan to kitchen:

MODERN FITTED KITCHEN

11' 02" x 8' 08" (3.4m x 2.64m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated electric hob with extractor over, integrated oven, integrated fridge/freezer, space for washing machine, space for dishwasher, double glazed window to front, laminate flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, loft hatch, carpet.

BEDROOM 1

11' 09" x 8' 05" (3.58m x 2.57m) Double glazed window to front, carpet, radiator.

BEDROOM 2

9' 06" x 8' 05" (2.9m x 2.57m) Double glazed window to rear, carpet, radiator.



STUDY

5' 04" x 4' 09" (1.63m x 1.45m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, opaque double glazed window to rear, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

OFF STREET PARKING

Driveway for two vehicles, flowerbeds.

GARDEN

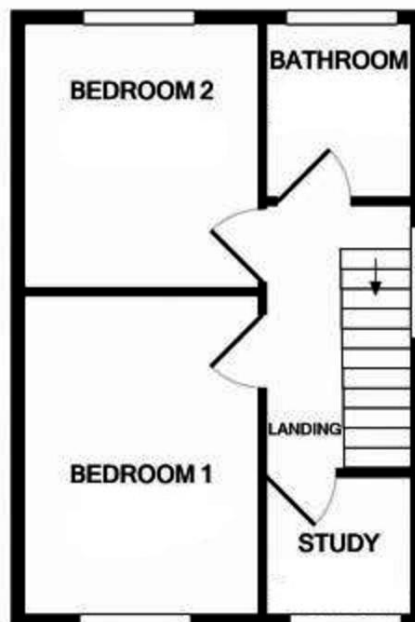
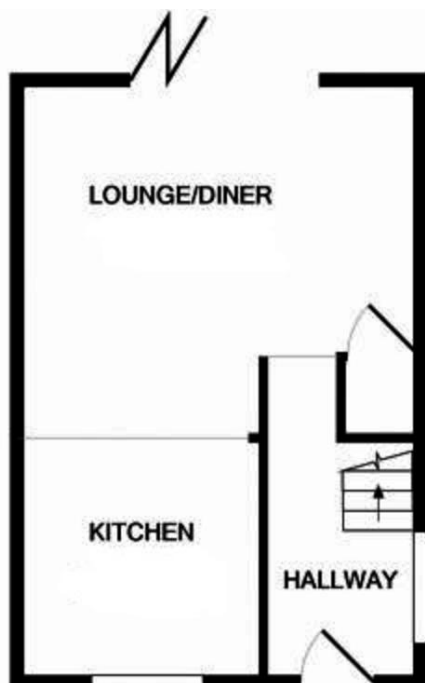
Patio area to rear, artificial lawn to side.

DOUBLE GLAZING

SOLAR PANELS

ELECTRIC BOILER





GROUND FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 304 SQ.FT.
(28.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

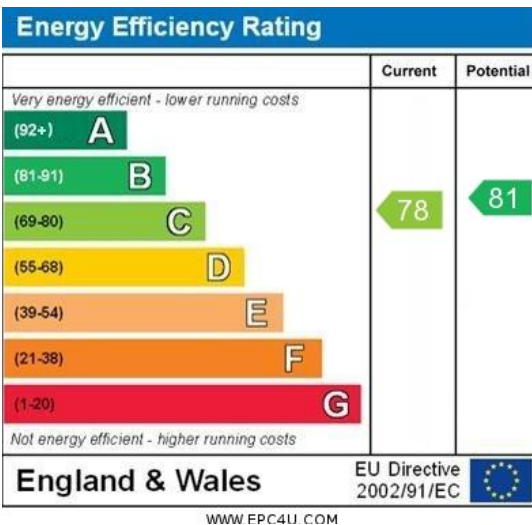
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Other Information:

Council Tax Band: D

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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