



Total area: approx. 68.3 sq. metres (735.3 sq. feet)



Leasons Hill | Orpington | BR5

Asking price of £325,000 Freehold

-  Attractive terraced home
-  2 double bedrooms
-  Fitted kitchen
-  Potential to extend & reconfigure STPP
-  Spacious accommodation
-  Lounge
-  Fitted bathroom & Sep WC
-  Southerly aspect rear garden



Asking price of £325,000 Freehold



ATTRACTIVE MIDDLE TERRACED HOME WITH POTENTIAL. Situated in a very convenient location being within easy walking distance of excellent local schools and St Mary's Cray Railway Station with its superb commuter service into London and also to The Nugent shopping centre this middle-terraced home is ideal for a young family. The property provides a bright and airy lounge, a fitted kitchen and a lobby with 2 storage cupboards on the ground floor. The first floor offers 2 double bedrooms and a fitted bathroom and separate WC. Also on offer is an excellent sized rear garden which is South facing. There are some allocated parking spaces for these homes nearby which are for public use but not specifically reserved. The property is double glazed and centrally heated and although in good general condition, in our opinion it offers to extend and reconfigure subject to planning consents. There is NO ONWARD CHAIN and we therefore expect much interest and we therefore recommend your earliest attention.

151 Leasons Hill, BR5



Entrance

Composite double glazed front door opening onto entrance with staircase to first floor, meter cupboard, radiator, fitted carpets.

Lounge

13'1" x 12'0" (3.99m x 3.67m)

Double glazed Georgian window to the front, coved ceiling, feature fireplace, radiator and laminated flooring. Door to lobby.

Kitchen

11'11" x 8'6" (3.62m x 2.58m)

Double glazed window to the rear, stainless steel sink with cupboards under, a comprehensive range of wall and base units, cupboards and drawers, space for a fridge freezer, plumbing for washing machine, space for cooker, extensive working surfaces with splash back tiling. vinyl flooring.

Lobby

Lobby area with a deep storage cupboard housing gas meter and a further storage cupboard with a wall-mounted gas boiler. Door to rear garden.

Landing

Double glazed window to the rear, access to insulated loft, airing cupboard housing hot water tank, fitted carpets.

Bedroom 1

15'6" x 10'2" (4.72m x 3.11m)

Double glazed Georgian style window to the front, radiator, fitted carpets.

Bedroom 2

11'12" x 10'3" (3.65m x 3.13m)

Double glazed Georgian windows to front, built in double wardrobes, radiator, fitted carpets.

Bathroom

8'4" x 5'6" (2.53m x 1.67m)

Double glazed frosted window to the rear, part tiled walls, panelled bath with mixer tap and shower extension, wash hand basin, laminate flooring, radiator.

Sep WC

Double glazed frosted window to the rear, part tiled walls, low level WC, laminate flooring.

Rear garden

South facing rear garden, patio area with a brick-built BBQ, traditional lawn, flower beds and borders, mature plants, shed, access to front via shared walkway.

