



Leesons Hill | Orpington | BR5

Offers in Excess of £475,000

- 🏡 Exceptional extended home
- 🏡 Impressive family room
- 🏡 Separate lounge
- 🏡 Excellent bedrooms
- 🏡 2 bathrooms
- 🏡 Study
- 🏡 Luxury fitted kitchen
- 🏡 Ample private parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

Offers in Excess of £475,000 Freehold



EXQUISITE EXTENDED FAMILY HOME. This attractive home has been intelligently extended to the rear and side to provide truly stunning accommodation befitting a discerning home hunter. The property is situated in a very convenient location, being within easy reach of St Mary's Cray station, well regarded local schools and also The Nugent shopping centre. The property offers a bright lounge, a truly impressive open plan family room, a study and a contemporary shower room to the ground floor. The bifold doors opening onto the garden is a special feature of this home which extends the room onto the garden for outside entertainment. The first floor is equally remarkable with 3 bedrooms and a family bathroom. The rear garden is comprised of 2 platforms and patio with all the elements and is South Facing. To the front of the property there is ample off-street parking for several cars. The property has been refurbished and decorated to high standards benefiting with mostly new double glazing, most of the radiators have been upgraded and also Hive heating helps control the system remotely. This home is offered onto the market in pristine condition and the new owners only need to unpack and enjoy their new home, we therefore recommend your most urgent attention to avoid certain disappointment.

Leesons Hill, Orpington, BR5



Entrance Hall

Double glazed high-security front door, electric cupboard, laminated wood flooring.

Lounge

15'3" x 12'6" (4.64m x 3.80m)

Double glazed window to front, coved ceiling, picture rail, radiator, laminated wood flooring. Door to;

Open-Plan Family Room

19'1" maximum x 17'12" maximum (5.81m maximum x 5.48m maximum)

Bi-fold doors opening on to rear garden, two skylight windows, inset spotlighting, extensive work surfaces with splashback tiling, range of contemporary wall and base units and cupboards and drawers, kick-board and under unit lighting, resin sink unit with swan-neck mixer tap, integrated hob and oven, integrated dishwasher, space for American-style fridge freezer, plumbing for washing machine (housed in cupboard), wall-mounted boiler (housed in cupboard), laminated wood flooring. Door to study;

Study

Double glazed window to front, skylight window, radiator, laminated wood flooring. Door to;

Shower Room

8'7" x 4'7" (2.62m x 1.40m)

Double glazed frosted window to rear, inset spotlighting, extractor fan, part-tiled walls, walk-in shower cubicle, low level W.C, wash hand basin in vanity unit, heated towel rail.

Landing

Double glazed window to side, access to insulated loft with drop-down ladder, airing cupboard, fitted carpet.

Bedroom 1

9'9" x 9'10" (2.97m x 3.00m)

Double glazed window to rear, coved ceiling, built-in wardrobes, radiator, fitted carpet.

Bedroom 2

10'9" x 9'0" (3.27m x 2.75m)

Double glazed window to front, coved ceiling, radiator, fitted carpet.

Bedroom 3

9'2" x 7'5" (2.80m x 2.27m)

Double glazed window to front, built-in wardrobe, radiator, fitted carpet.

Bathroom

8'4" x 4'7" (2.55m x 1.40m)

Double glazed windows to rear, fully-tiled walls, extractor fan, panelled bath with shower extension and mixer tap, low level W.C, wash hand basin in vanity unit, chrome heated towel rail, vinyl flooring.

Rear Garden

Patio area, steps to decking area, sun room, metal shed.

Front

Paved driveway facilitating off-street parking for three or more vehicles.

