

3 Bedroom End Terraced for Sale - £399,995

Lullingstone Crescent, St Pauls Cray, Orpington, Kent, BR5 3EB



KEY FEATURES

- CHAIN FREE - 3 BEDROOM END OF TERRACE
- REQUIRES MODERNISATION
- GAS FIRED CENTRAL HEATING
- FAMILY BATHROOM
- OFF STREET PARKING
- APPROX 60FT REAR GARDEN
- CONVENIENT FOR STATION & NUGENT CENTRE
- EPC RATING D
- COUNCIL TAX BAND A
- NON STANDARD CONSTRUCTION

Description

Bishop Estates is delighted to introduce this charming end of terrace property in St Paul's Cray, new to the market after over four decades. This three-bedroom home, though in need of modernisation, presents a wonderful opportunity to create an ideal family residence. With no forward chain, the potential is immense. We believe this property is a non-standard construction.

Please call Bishop Estates on 01689 873796 to secure your earliest viewing.

Location

Situated in a convenient location, residents can enjoy off-street parking, a spacious front and rear garden, and easy access to St Mary Cray Station just 1.2 miles away. Buses serving Orpington and Sidcup Station (1.6 miles) provide excellent links to London mainline stations. The Nugent Shopping Park, local shops, including a Co-op, and a variety of amenities are all within walking distance. The proximity to Scadbury Park Nature Reserve ensures plenty of green space for outdoor activities.

With three bedrooms, a single bathroom, and requiring modernisation, this property is perfect for those seeking to put their own stamp on their home. The sought-after Midfield Primary School, rated "outstanding" by Ofsted, is just 0.2 miles away, making this property an excellent choice for families. Easy access to the M25 and A2 ensures convenience for commuters.

Don't miss out on the opportunity to view this property. Contact Bishop Estates on 01689 873796 to secure your earliest viewing.

Ground Floor

ENTRANCE - Fully enclosed porch to wooden front door

HALLWAY - Doors leading to living room and kitchen. Stairs to first floor. Wooden panelled ceiling

KITCHEN - 10' 4" x 13' 11" (3.18m x 4.27m) Range of wall and floor units with worktops over. Fully tiled floor. Window to side, above 2 bowl sink. Potterton gas fired central heating boiler. Large under stairs storage cupboard housing meters. Space for table and chairs. Aluminium door leading to rear garden.

LOUNGE - 21' 0" x 12' 8" (6.42m x 3.88m) Double aspect room with leaded light bay window to front. UPVC sliding patio doors opening onto the garden. Brick fireplace surrounding a gas fire with mantle over. 2 radiators. Beamed ceiling. 2 center lights.



REAR GARDEN - 59' 0" x 34' 3" (18.01m x 10.44m) Large rear garden with walled crazy paved patio area. Brick built flower planters. Well established trees and shrubs, mainly laid to lawn. 3 large storage sheds with lights and power. Side access from front driveway.

First Floor

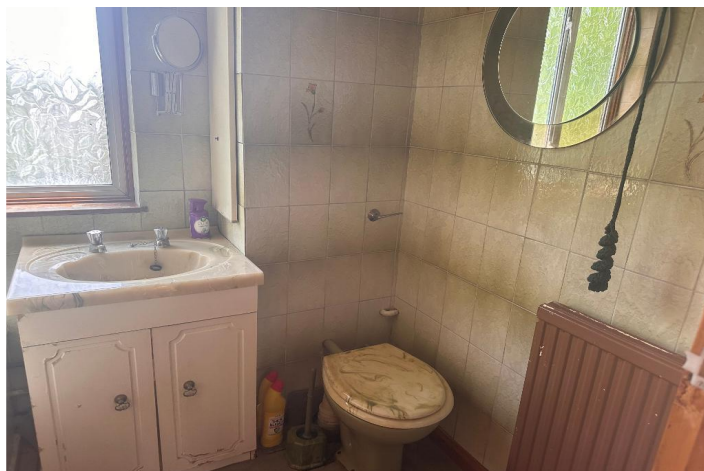
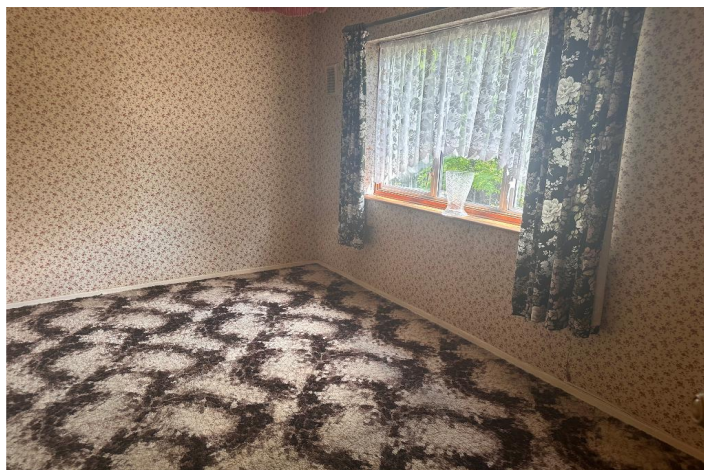
LANDING - Leaded light window to side. Wood panelled ceiling. Access to loft and bedrooms

BEDROOM 2 - 11' 5" x 8' 4" (3.49m x 2.56m) Large double window overlooking rear garden. Radiator. Double built in cupboard

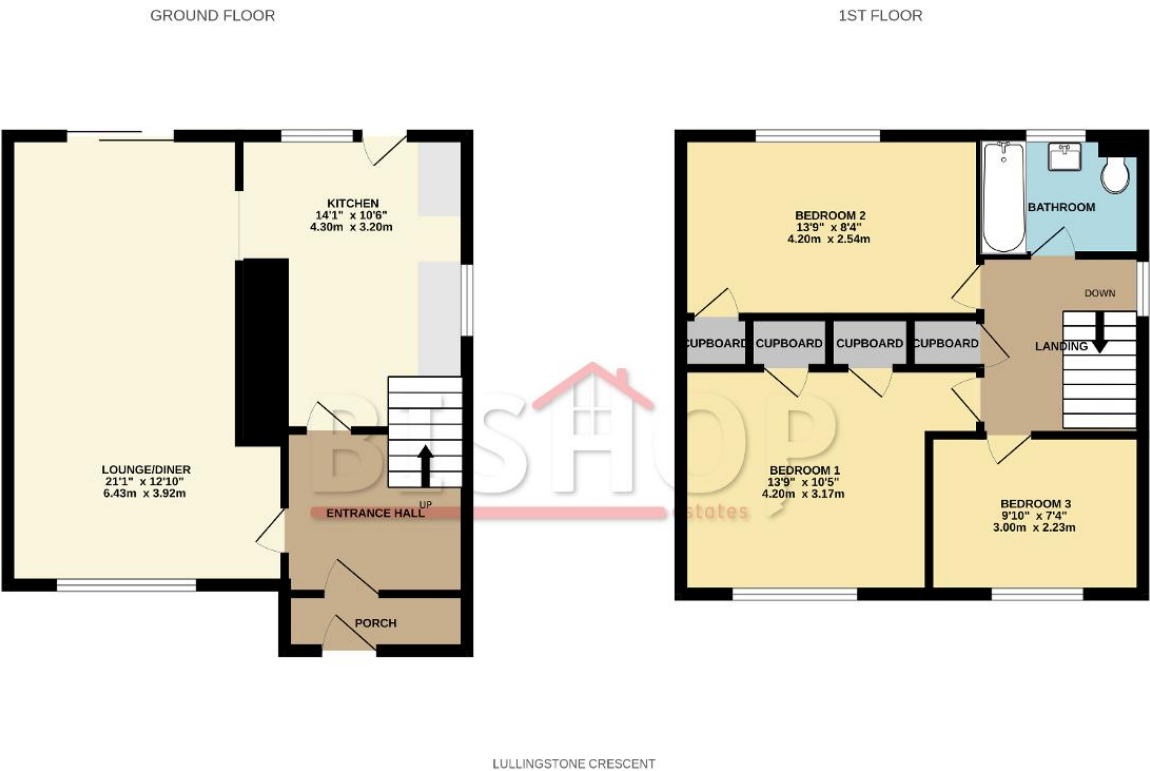
BEDROOM 1 - 10' 4" x 11' 5" (3.18m x 3.49m) Leaded light window to front. Radiator. 2 double built in cupboards

BEDROOM 3 - 9' 2" x 7' 1" (2.82m x 2.19m) Leaded light window to front, Radiator. Box built over the stairs. Centre light fitting

BATHROOM - 6' 10" x 5' 11" (2.11m x 1.83m) Fully tiled walls. Opaque window facing rear. 3 piece bathroom suite comprising of a basin with vanity unit under, low level w.c and onyx style bath with taps and fitted shower attachment over.







LULLINGSTONE CRESCENT

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

- AML Disclaimer for Purchasers
- MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we require verified ID from purchasers before instructing and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.
 - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
 - Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
 - Services:** Please note we have not tested the services or any of the equipment or appliances in this property,

accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

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