

3 Bedroom End Terraced for Sale - £420,000

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
- AWAITING EPC
- COUNCIL TAX BAND A
- NON STANDARD CONSTRUCTION

Description

Bishop Estates are pleased to offer this end of terrace three bedroom property, new to the market for the first time in over 40 years. Although in need of complete renovation it has the potential to become a lovely family home. We believe this property is a non-standard construction. The property benefits from no forward chain. Please call Bishop Estates on 01689 873796 to secure your earliest viewing.

Location

Within walking distance of St Mary Cray Station (1.2 miles) along with buses serving Orpington and Sidcup Station (1.6 miles) all offering fast trains to all London mainline Stations. Within walking distance to The Nugent Shopping Park. There is also a local shopping parade which includes Co-op and a wide variety of other shops. Additionally, the close proximity of Scadbury Park Nature Reserve provides abundant green space for outdoor activities. Easy access to M25 and A2. Lullingstone Crescent is also just 0.2 miles away from Ofsted "outstanding" school Midfield Primary School.

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.

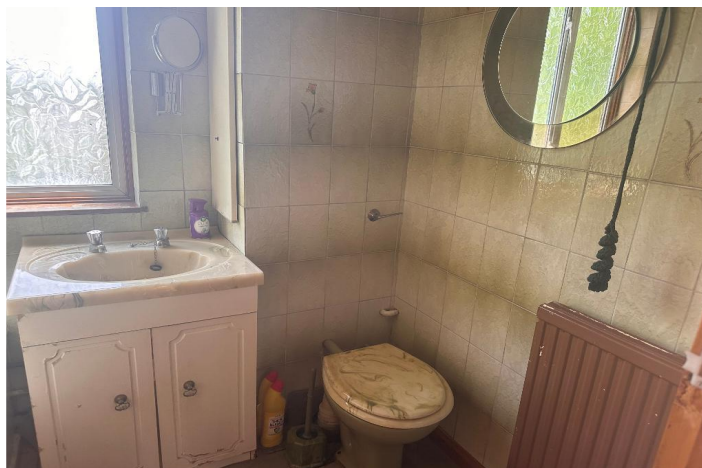
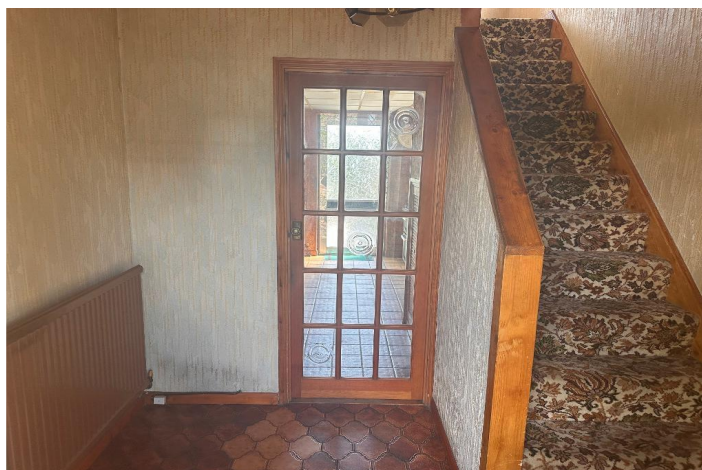
LOUNGE - 21' 0" x 12' 8" (6.42m x 3.88m) Double aspect room with leaded light bay window to front. UPVC sliding patio doors opening onto the garden. Brick fireplace surrounding a gas fire with mantle over. 2 radiators. Beamed ceiling. 2 center lights.

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

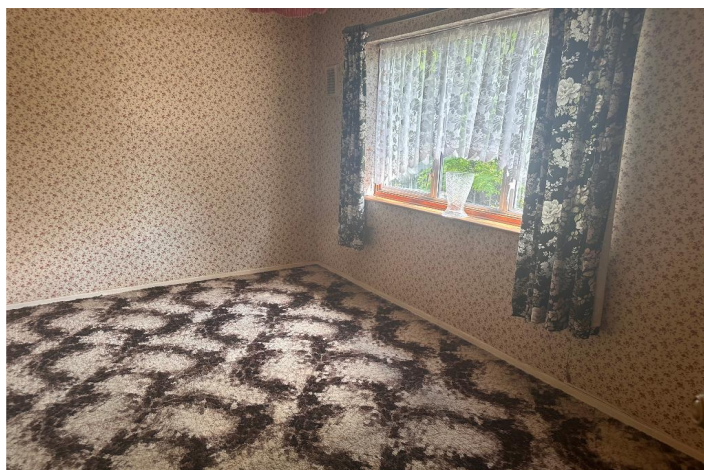


window overlooking rear garden. Radiator.
Double built in cupboard

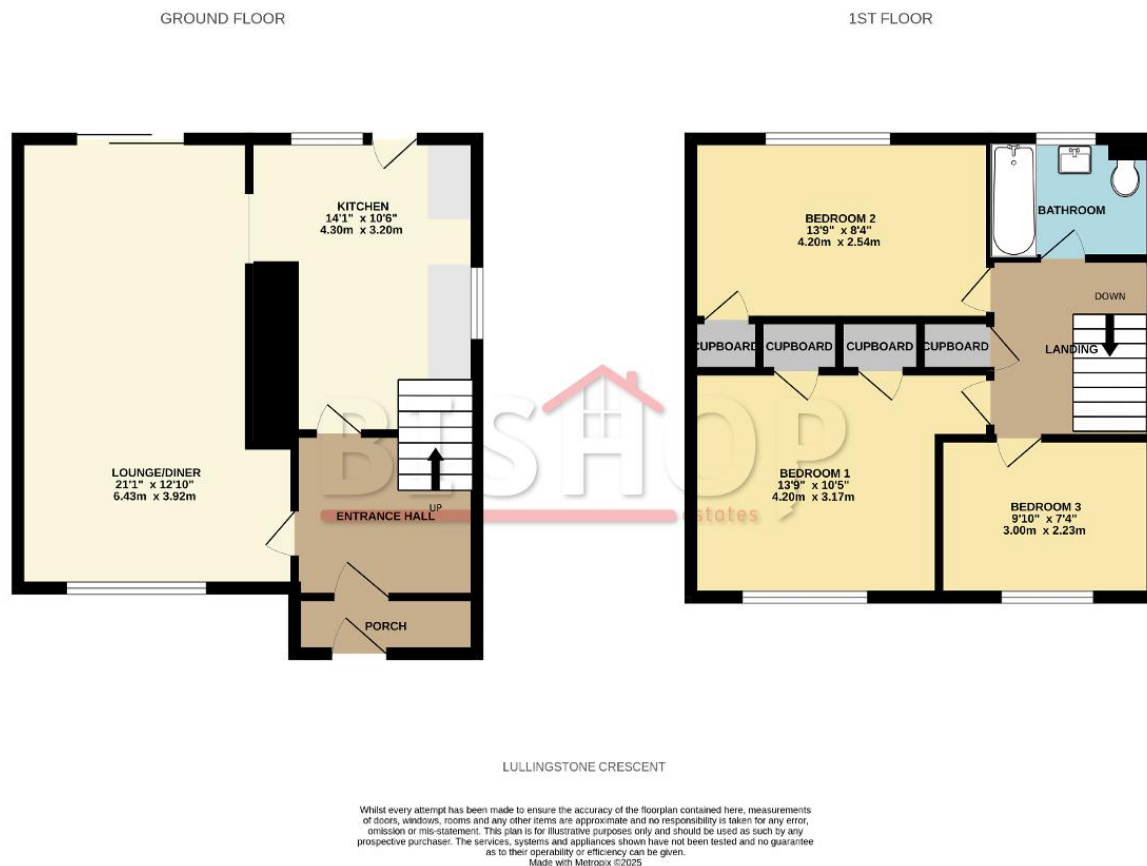
BEDROOM 1 - 10' 4" x 11' 5" (3.18m x 3.49m) Leaded light window to front. Radiator. 2 double built in cupboards

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.







Additional Information

AML Disclaimer for Purchasers

1. **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.
2. 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.
3. **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.
4. **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.
6. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE PURCHASERS. NEITHER BISHOP ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

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