



Lullingstone Crescent | St Pauls Cray, Kent, BR5 3DX



Guide Price £425,000 - £450,000

Freehold

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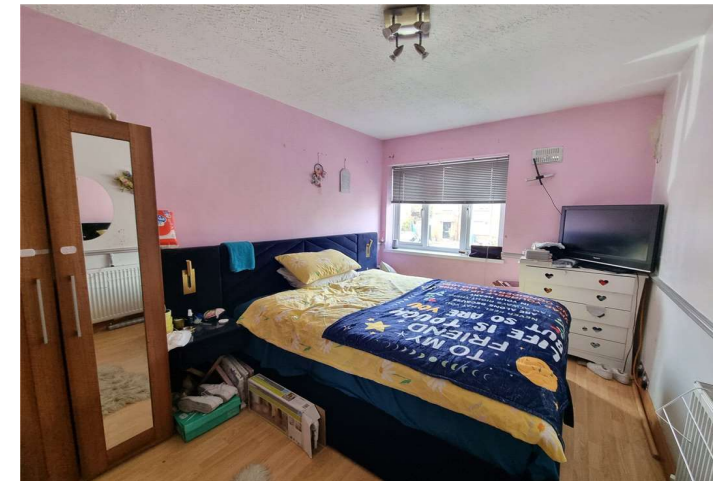
# Lullingstone Crescent

St Pauls Cray

An opportunity to purchase this three bedroom semi-detached house situated conveniently for local amenities. Although in need of some updating the property offers much potential & is Chain Free.

## Property Features

- Central Heating & Double Glazing
- Much Potential
- Ground Floor Wc
- Large Driveway
- Covered Side Storage
- Off Road Parking
- Council Tax: D
- EPC Rating: C



## Interior

**Entrance Hall:** Double glazed door and double glazed window to front.

**Lounge:** 4.4m x 3.76m (14'5" x 12'4") Double glazed window to front, radiator and stripped wood flooring.

**Kitchen/Dining Room:** 5.33m x 2.57m (17'6" x 8'5") (Maximum dimensions). Fitted with a matching range of wall and base units with complementary work surfaces. Integrated double oven, electric hob and extractor hood. Stainless steel sink unit and drainer. Radiator. Double glazed window to rear.

**Lobby Area:** Double glazed door leading to rear garden. Wood laminate flooring.

**Ground Floor WC:** With wc and wash hand basin.

**Landing:** Double glazed window to rear, radiator, access to loft and fitted carpet.

**Bedroom 1:** 3.58m x 3.53m (11'9" x 11'7") Double glazed window to front, radiator and wood laminate flooring.

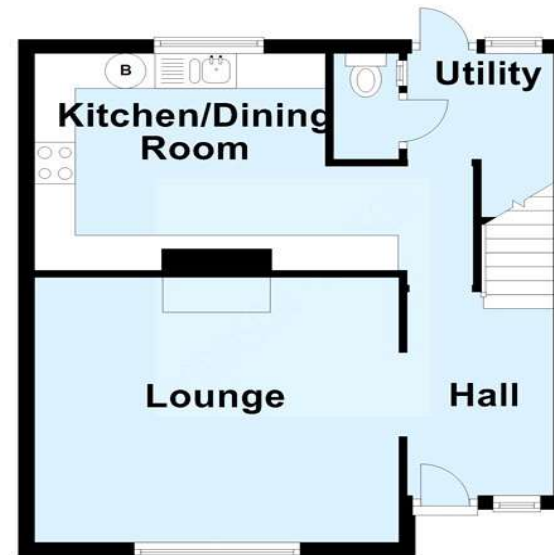
**Bedroom 2:** 4.17m x 2.67m (13'8" x 8'9") Double glazed window to front, radiator and fitted carpet.

**Bedroom 3:** 2.6m x 2.44m (8'6" x 8') Double glazed window to rear, built in wardrobes, radiator and wood laminate flooring.

**Family Bathroom:** Fitted with a three piece suite comprising panelled bath, wash hand basin set in vanity unit and push button wc. Radiator. Double glazed window to rear.

## Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



## First Floor

Approx. 46.2 sq. metres (497.3 sq. feet)



Total area: approx. 89.5 sq. metres (963.7 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.





## Exterior

Rear Garden: Laid to lawn with a patio.

Large Private Driveway: Brick block paved and providing off road parking to front.

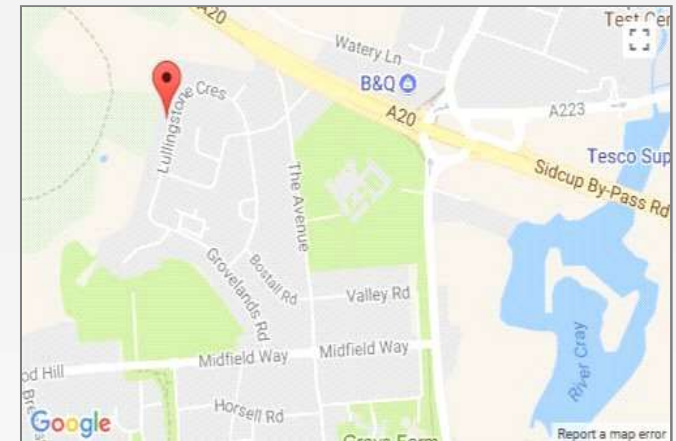
Covered Side Storage: With access to front and rear.

## Additional Information

Lullingstone Crescent is conveniently located for St Mary Cray Station, local bus routes, various schools and Nugent Park Shopping Centre.

## Property Location

Lullingstone Crescent, St Pauls Cray, Kent, BR5 3DX



FOR MORE INFORMATION  
CONTACT US TODAY.

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