

THOMAS BROWN

ESTATES

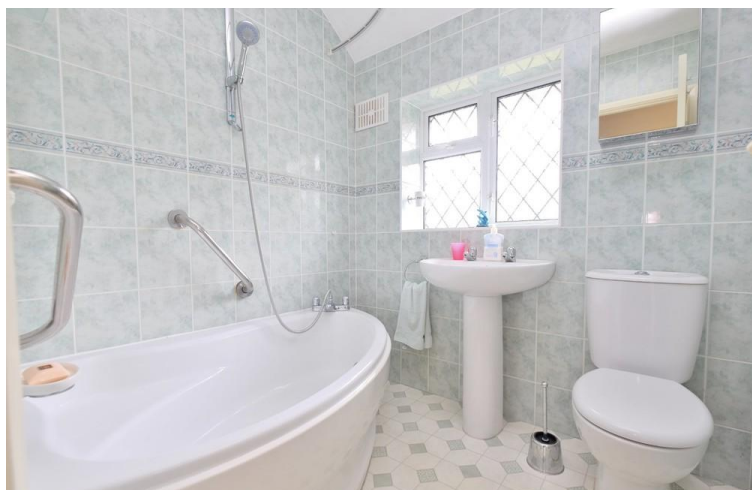


232 Amherst Drive, Orpington, BR5 2HW

Offers IEO: £400,000

- 3 Bedroom End of Terrace House
- Fitted Kitchen/Diner
- No Forward Chain
- Walking Distance to St Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this purpose built, extended three bedroom end of terrace property, being offered to the market with no forward chain, located within walking distance to St. Mary Cray Station and close to local shops including the popular Nugent Retail Park. The accommodation on offer comprises: entrance porch and hall, lounge, fitted kitchen/diner, utility room and a WC to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a large, well maintained rear garden with side access and a block paved drive to the front for two vehicles. Please note the property does require modernisation throughout and this has been reflected in the asking price. STPP there is potential to extend across the rear and/or into the loft space as many have done in the local area. Amherst Drive is well located for local schools, shops, bus routes, and St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and floor space on offer.



ENTRANCE PORCH

Opaque double glazed French doors to front, opaque double glazed windows to front, tiled flooring.

ENTRANCE HALL

Wooden door to front, carpet, radiator.

LOUNGE

14' 04" x 12' 05" (4.37m x 3.78m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

20' 10" x 9' 10" (6.35m x 3m) Range of matching wall and base units with worktops over, two and a half stainless steel sink, integrated extractor fan, under counter fridge to stay, cooker to stay, washing machine to stay, dishwasher to stay, tiled splashbacks, space for table and chairs, under stairs storage cupboard, double glazed window to rear, carpet, radiator.



UTILITY ROOM

10' 10" x 6' 07" (3.3m x 2.01m) Range of fitted units and worktops, butler sink, dryer to stay, fridge/freezer to stay, double glazed window to rear, radiator.

CLOAKROOM

Low level WC, wash hand basin, opaque double glazed window to side, vinyl flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, loft hatch, carpet, radiator.

BEDROOM 1

11' 11" x 11' 06" (3.63m x 3.51m) Built in wardrobe, double glazed window to front, vinyl flooring, radiator.



BEDROOM 2

13' 09" x 9' 02" (4.19m x 2.79m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 3

8' 07" x 7' 11" (2.62m x 2.41m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, corner bath with shower attachment, opaque double glazed window to rear, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

OFF STREET PARKING

Block paved driveway for two vehicles, stairs and ramp to front door, side access.

GARDEN

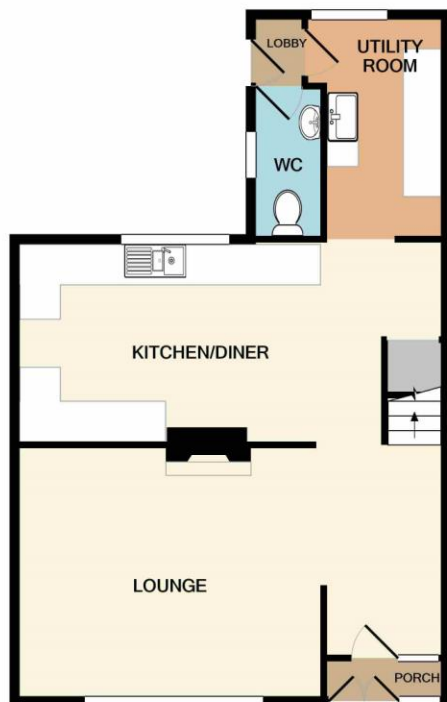
120' 0" (36.58m) Patio area with rest laid to lawn, side access.

CENTRAL HEATING SYSTEM

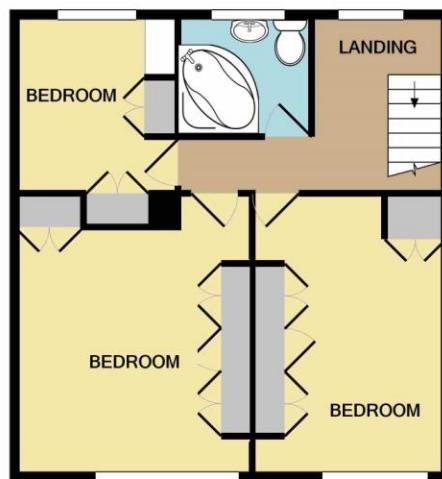
DOUBLE GLAZING

NO FORWARD CHAIN





GROUND FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 232 AMHERST DRIVE, ORPINGTON, ORPINGTON, BR5 2HW
RRN: 0596-3900-7200-9320-3204

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL

(92 plus) 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

70

84

England & Wales

EU Directive
2002/91/EC



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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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