



167 Amherst Drive

, Orpington, BR5 2HN

£425,000



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Description

A beautifully presented 2 (could be 3) bedroom EOT situated on the Orpington Petts Wood borders within walking distance of St Mary Cray Station, local Shops, and bus routes.. The property features a lovely re-fitted kitchen with appliances, well appointed lounge with feature fireplace and a cloakroom downstairs, whilst upstairs are 2 good sized bedrooms and a modern fitted bathroom. Benefits include gas central heating, double glazing and laminate flooring. Outside, there is a large private garden which enjoys a southerly aspect and off street parking to front for 2 cars. Internal viewing strongly recommended.

Entrance

Composite front door leading to

Hall

Small hallway with stairs leading to first floor. tiled floor

Lounge

15 x 12 (4.57m x 3.66m)

Double glazed window to front with shutter, attractive cast iron fireplace, radiator.

Kitchen

15 x 8'2 (4.57m x 2.49m)

Range of matching wall and base units with Quartz worktops, inset sink and drainer, mixer taps, built in dishwasher, built in fridge freezer and double oven. Induction hob with extractor fan, double glazed window to rear, door to

Lobby

Wall mounted boiler under stairs, door to garden

Cloakroom

Low level WC, wash hand basin, tiled floor.

First Floor

Access to loft with retractable ladder.

Bedroom

18'7 x 10'9 (5.66m x 3.28m)

Two double glazed windows to front with blinds, 2 radiators, fitted wardrobes.

Bedroom

11'3 x 9'10 (3.43m x 3.00m)

Double glazed window to rear, radiator.

Bathroom

Lovely 3 piece suite with panelled bath, shower attachment, Low level WC, wash hand basin in vanity unit, heated towel rail, 2 double glazed opaque windows to rear, tiled floor and part tiled walls.

Garden

Large south facing garden laid to lawn with patio, hose tap and side access.

Front Garden

Providing off street parking for 2 cars.

Agents Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "C"

EPC Rating: "D"

Total Square Meters: Approx. 73.3

Total Square Feet: Approx. 790

Tel: 01689 821904

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens



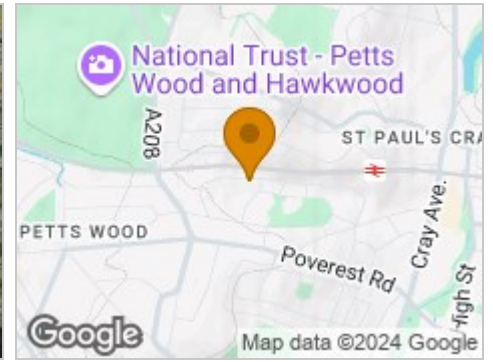
Road Map



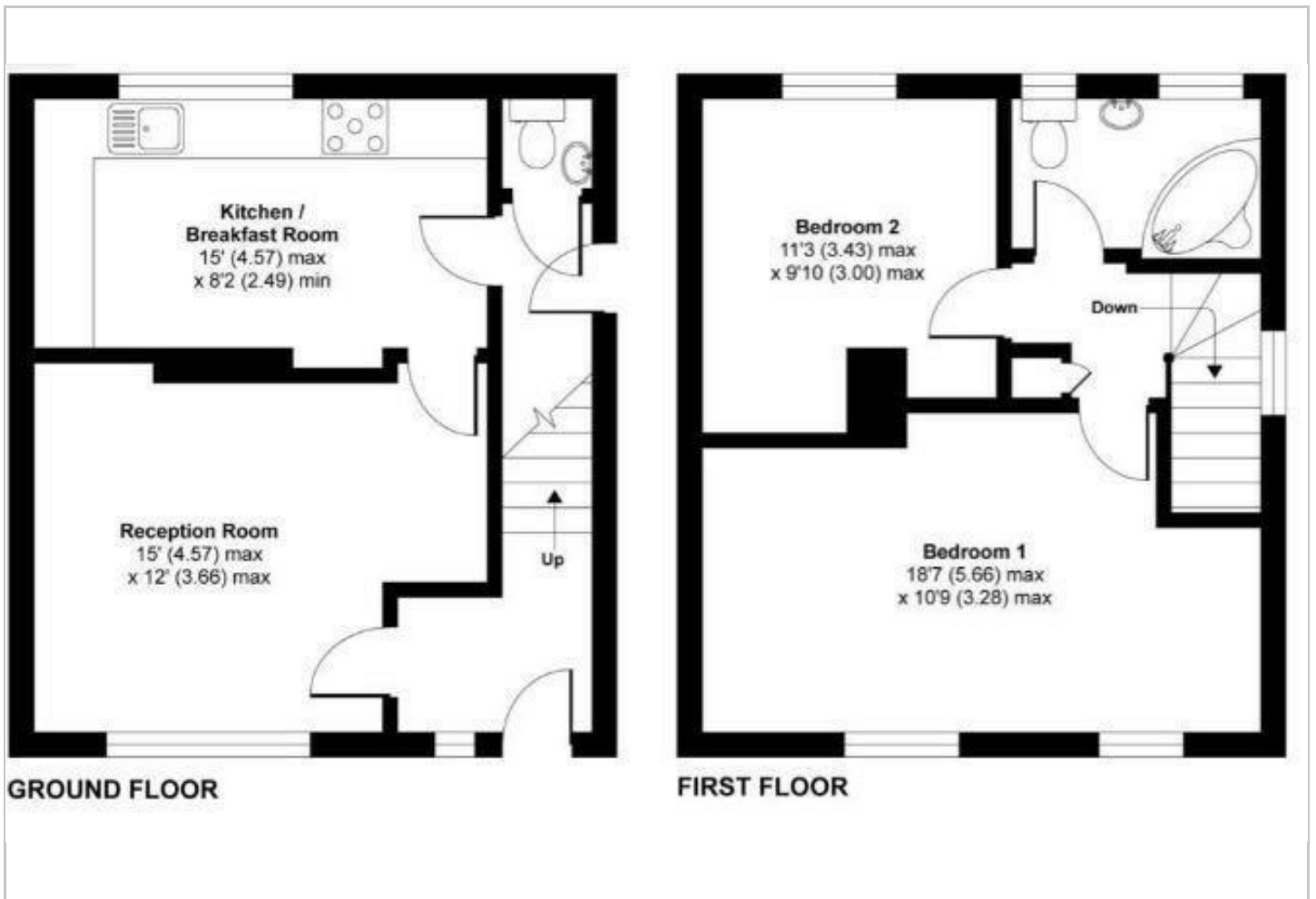
Hybrid Map



Terrain Map



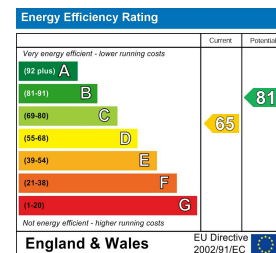
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.