



## 9 Petersham Drive

, Orpington, BR5 2QE

£540,000



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## Property Description

Situated on a spacious corner plot, this is superbly presented 3 bedroom semi detached house that has been extended on the ground floor to the rear. Despite this, there is ample scope for further extension (subject to planning permission). The property has been refurbished throughout with a refitted kitchen and bathroom and a downstairs WC. Externally the front garden has been transformed brick paved hardstanding for 4 cars surrounded by a feature wall with inset lights. Overlooking playing fields to the front, the house is conveniently situated for local shops, schools, and St. Mary Cray railway station, with its fast services to London Victoria.

## Porch

Enclosed Porch double glazed window to front, Marble effect tiled floor

## Entrance Hall

Radiator, laminate flooring.

## Lounge

15' x 12'2 (4.57m x 3.71m)

Double glazed window to front, laminate flooring, radiator.

## Kitchen

18'7 x 8'4 (5.66m x 2.54m)

Double glazed window to side, 1 1/2 bowl sink unit inset to work surface, a range of modern matching wall and base units, space for a range style gas cooker, fitted cooker hood over, plumbed for an automatic washing machine, space and plumbing for a fridge freezer, radiator, tiled floor, tiled splashback

## Dining room

14'3 x 9'0 (4.34m x 2.74m)

Double glazed Trifold doors to rear, double glazed window to side, tiled floor, radiator.

## Downstairs WC

Opaque double glazed Door and windows to the side, low level WC, wash hand basin inset to vanity unit, tiled floor

## First Floor Landing

Access to loft, built in cupboard.

## Bedroom 1

10'6 x 8'3 (3.20m x 2.51m)

Double glazed window to front, Radiator

## Bedroom 2

11'6 x 9'8 (3.51m x 2.95m)

Double glazed window to rear, built in double cupboard, Radiator.

## Bedroom 3

8'2 x 7'8 (2.49m x 2.34m)

Double glazed window to front, built in over stair storage cupboard, radiator.

## Bathroom

2 opaque double glazed windows to rear, white suite comprising of a panelled bath with a shower over, wash hand basin inset to a vanity unit, low level WC, tiled walls and floor, radiator, extractor fan.

## Front Garden

Laid to hardstanding providing parking for 4 cars, external lighting in the boundary wall and front elevation of the house

## Rear Garden

Double gates allow access from the front garden to hardstanding driveway providing parking for a further 4 cars. This also leads to the detached garage. There is an easy to maintain lawned area.

## Detached Garage

### Agent's Note

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

Council Tax Band: "D"

EPC Rating: C

Total Square Metres: 99

Total Square Feet: 1073

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

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



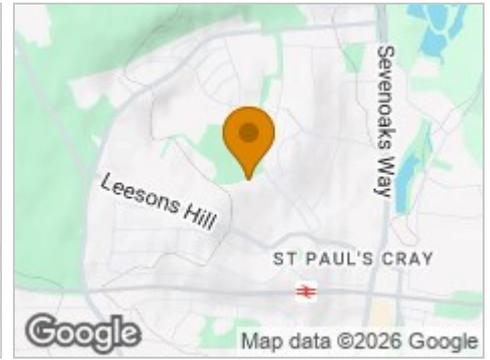
## Road Map



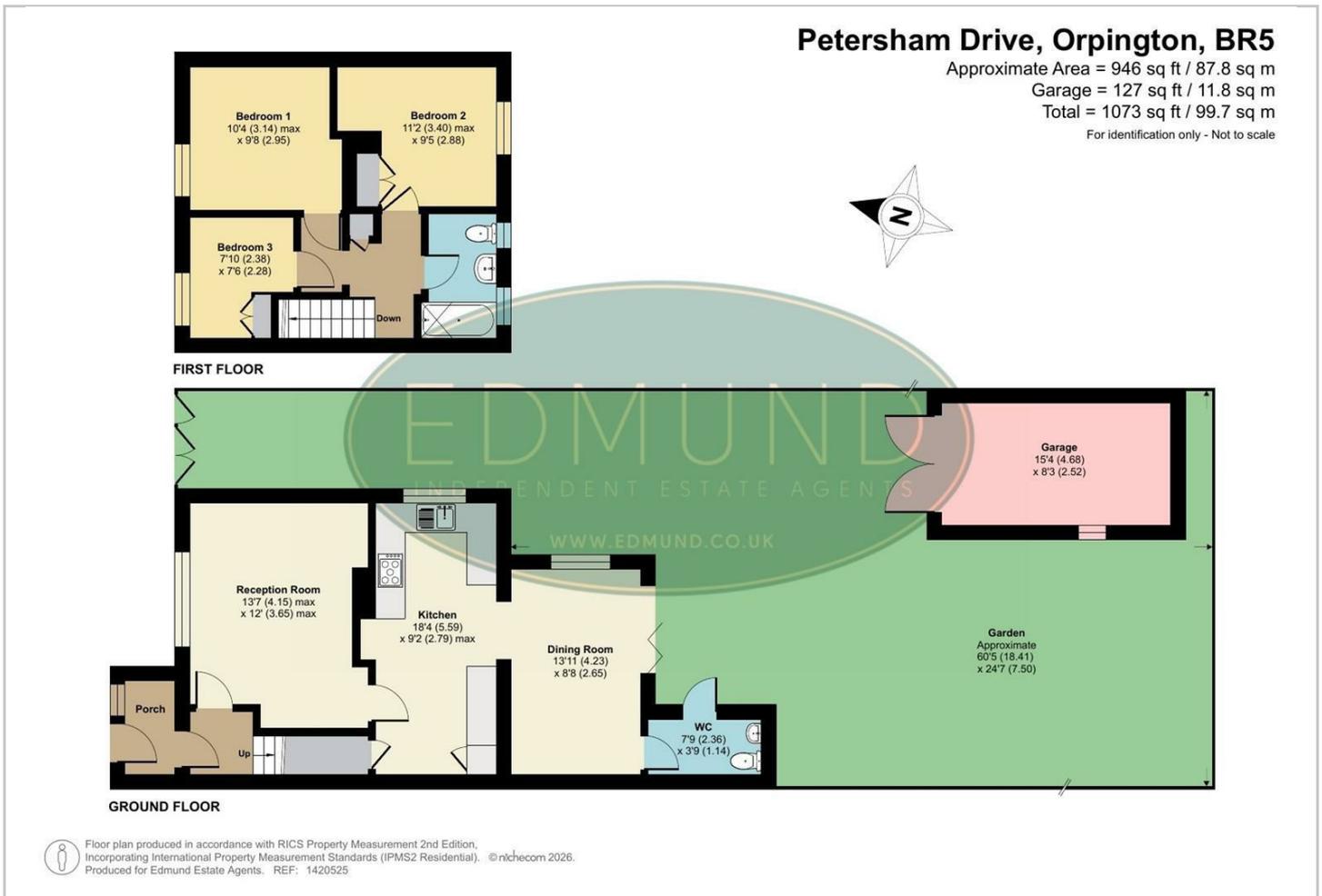
## Hybrid Map



## Terrain Map



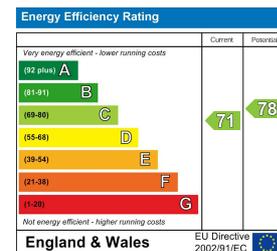
## Floor Plan



## 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



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