



159 Amherst Drive, Orpington, Kent, BR5 2HN
£475,000

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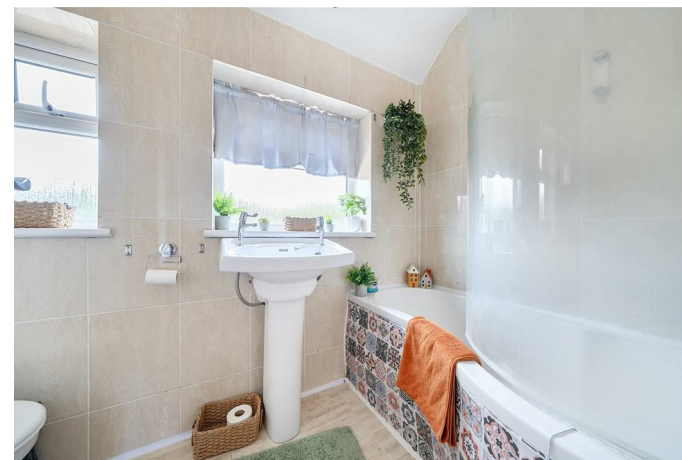
- Well Presented Semi Detached Family Home
- Three Good Size Bedrooms & First Floor Family Bathroom
- Off Road Parking & Side Access
- Bright Lounge & Open Plan Kitchen With Dining Area
- Southerly Aspect Garden With Entertaining Patio
- Garden Room Ideal For Home Gym or Office Space
- Excellent Location For St Mary Cray & Shopping Via the Nugent Retail Park



This is a well presented family home, set in a popular location with convenient access to local transport links including St Mary Cray & Orpington stations. The property has three good size bedrooms with bedroom three able to house a double bed and bedrooms one and two benefitting from built in wardrobes and storage. The property has a first floor family bathroom and on the ground floor viewers are sure to be impressed with a bright lounge and across the rear a fitted kitchen which is open plan to the dining area. In turn this leads to a private Southerly aspect garden, which enjoys delightful sun on to the well appointed entertaining patio. The garden offers many features including a laid lawn which widens towards the rear, as well as brick garden store and a fantastic garden room, which measuring 15'9 in length could be used as a home gym or those seeking private space to work from home. To the front the property has off road parking and side access. Set within this popular road close to excellent local schools, shopping facilities along the Sevenoaks Way and the Nugent Retail Park this family home must be viewed and is not one to miss out on.

Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



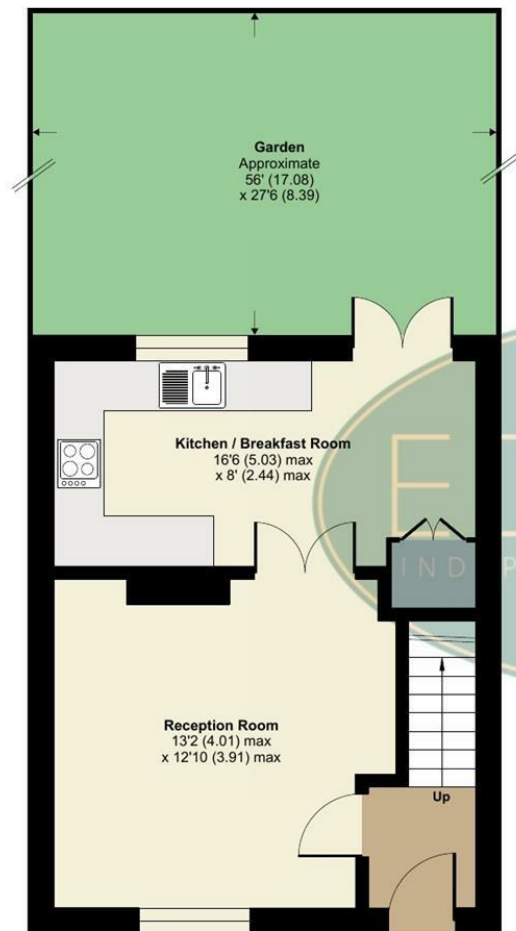
Amherst Drive, Orpington, BR5

Approximate Area = 751 sq ft / 69.8 sq m

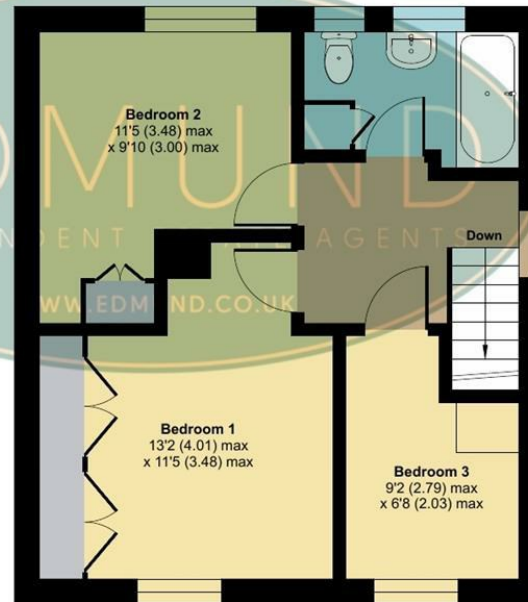
Outbuilding = 146 sq ft / 13.6 sq m

Total = 897 sq ft / 83.3 sq m

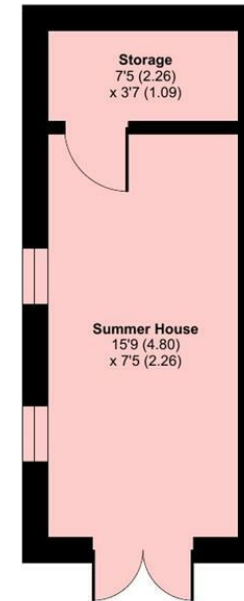
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Edmund Estate Agents. REF: 1484758

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01689 819991

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