THOMAS BROWN
ESTATES

229a Amherst Drive, Orpington, BR5 2HN

Fixed Price: £825,000

- 4 Bedroom Detached House
- Well Located for Local Shops & Stations
- Integral Garage & Off Street Parking
- Master Bedroom Benefitting an En-Suite

Property Description

Thomas Brown Estates are delighted to offer this four bedroom detached property located within walking distance to Petts Wood and St. Mary Cray Stations, and conveniently placed for local shops including the popular Nugent Retail Park. The accommodation on offer comprises: entrance porch, spacious entrance hall, through lounge/dining room with direct access to the rear garden, fitted kitchen, utility room with WC, and an integral garage to the ground floor. Stairs to the first floor provide access to four bedrooms and a family bathroom. The master bedroom benefits from an en-suite shower-room. Externally there is a private rear garden with side access, and a large driveway to the front - providing off street parking for multiple vehicles. 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.

ENTRANCE PORCH
Double glazed leaded door and panel to front, tiled flooring.

ENTRANCE HALL
Understairs storage, laminate flooring, radiator.

THROUGH LOUNGE/DINER
30'6" x 12'7" (9.3m x 3.84m) (narrowing to 10'8) Double glazed leaded bay window to front, internal double doors to lounge/hall, double glazed patio doors to rear, serving hatch, laminate flooring, two radiators.

KITCHEN
12'1" x 8'11" (3.68m x 2.72m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, Range style oven and hob with extractor over, plumbing for dishwasher, space for fridge/freezer, tiled splashback, double glazed leaded door to side, double glazed leaded window to rear, wood flooring.

UTILITY ROOM
7'4" x 5'11" (2.24m x 1.8m) Wall and base units with worktops over, butler style sink with mixer tap, plumbing for washing machine, low level WC, double glazed leaded window to side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING
Airing cupboard, loft access, double glazed leaded window to front, carpet, radiator.

BEDROOM 1
13'0" x 11'9" (3.96m x 3.58m) (back of fitted wardrobe) Built in wardrobe, double glazed leaded window to front, carpet, radiator.

EN-SUITE
Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed leaded window to rear, tiled walls, tiled flooring, heated towel rail.

BEDROOM 2
15'3" x 10'7" (4.65m x 3.23m) Double glazed leaded window to rear, laminate flooring, radiator.

BEDROOM 3
12'3" x 9'1" (3.73m x 2.77m) Double glazed leaded window to rear, carpet, radiator.

BEDROOM 4
12'7" x 9'9" (3.84m x 2.97m) Built in storage, double glazed leaded window to front, laminate flooring, radiator.

BATHROOM
Low level WC, wash hand basin in vanity unit, panel enclosed bath with shower over, shower cubicle, double glazed leaded window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN
65'0" (19.81m) (approx.) Patio area with rest laid to lawn, patio awning (electric), mature shrubs and trees, outdoor power, tap, vegetable patch, shed, side access.

OFF STREET PARKING
Space for multiple vehicles.

GARAGE
16'9" x 8'3" (5.11m x 2.51m) Up and over door, double glazed leaded door and panel to rear, power and light, central heating boiler.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

VERY GOOD CONDITION THROUGHOUT

GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.

1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.

TOTAL FLOOR AREA : 1547 sq.ft. (143.7 sq.m.) approx.

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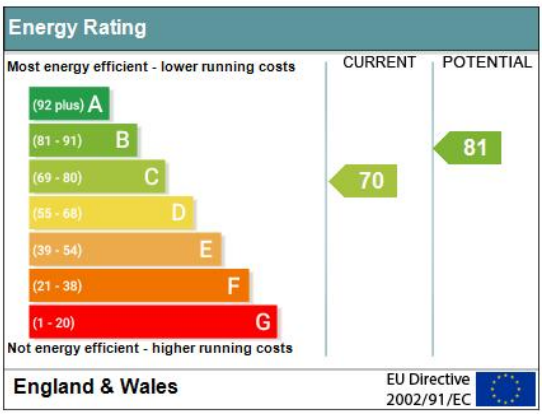
Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Address: 229a Amherst Drive, ORPINGTON, BR5 2HN
RRN: 7808-3018-5203-5052-8204



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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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