

THOMAS BROWN

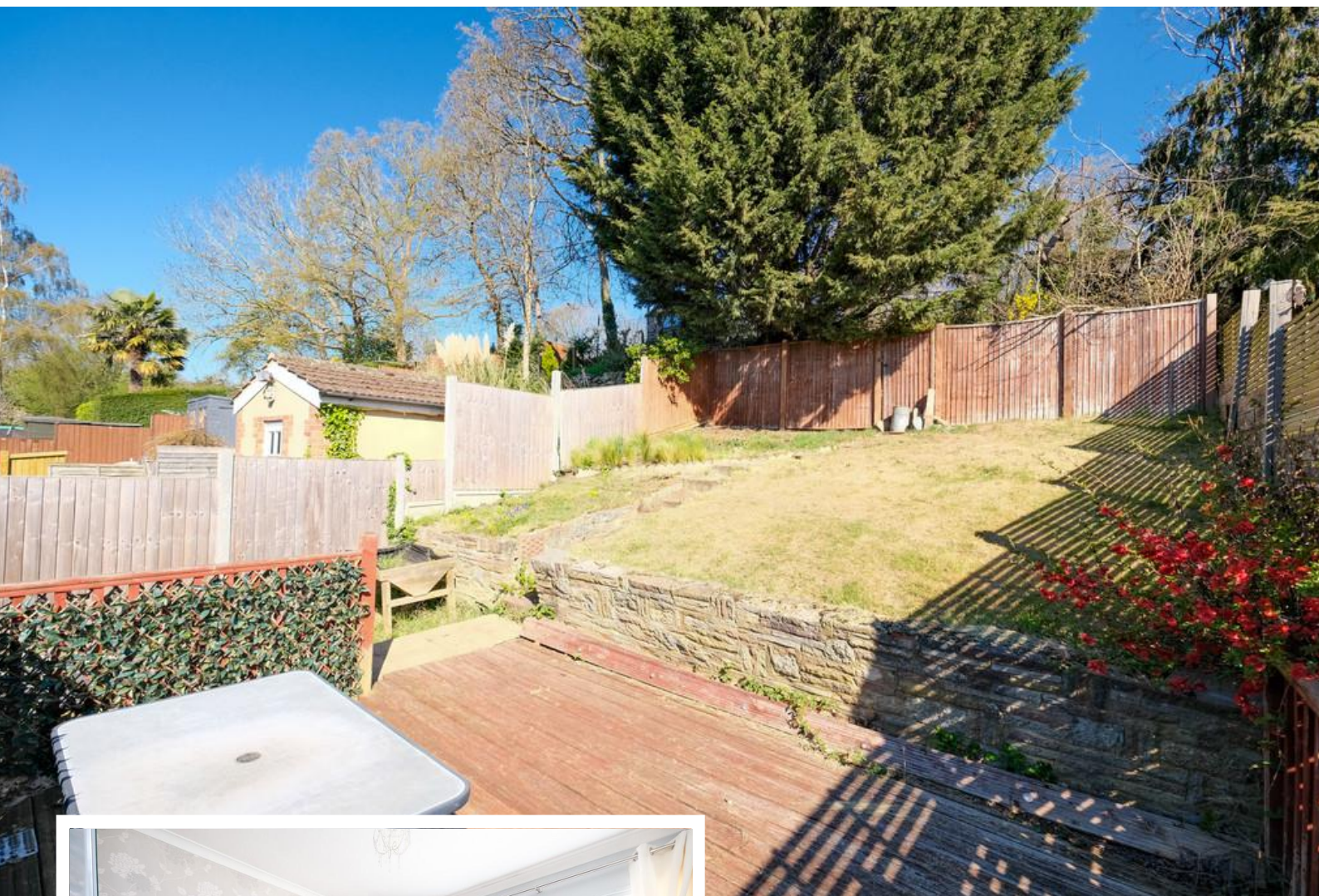
ESTATES



134 Amherst Drive, Orpington, BR5 2HJ **Asking Price: £495,000**

- 3 Bed Larger Style End of Terrace House
- Potential to Extend into Loft Space (STPP)
- Walking Distance to St Mary Cray Station
- Deceptively Spacious, Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, larger style and rear extended three bedroom property located within the ever popular Poverest area of Orpington, boasting walking distance to St. Mary Cray Station and close to local shops including the popular Nugent Retail Park. The accommodation on offer comprises: entrance hall, open plan lounge and dining room and a modern fitted kitchen to the ground floor with direct access to the rear garden. To the first floor are three bedrooms and the family bathroom. Externally there is a well maintained rear garden mainly laid to lawn with a decked area perfect for alfresco dining, garage to the side/rear and driveway to the front. STPP there is fantastic potential to extend 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.



ENTRANCE HALL

Double glazed opaque door to front, coconut mat, wood effect flooring, covered radiator.

LOUNGE

14' 06" x 12' 11" (4.42m x 3.94m) Double glazed window with shutters to front, carpet, radiator.

DINING ROOM

17' 08" x 9' 09" (5.38m x 2.97m) Double glazed window with shutters to side, understairs cupboard, wood effect flooring, covered radiator.

KITCHEN

15' 11" x 10' 07" (4.85m x 3.23m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated dishwasher, space for American style fridge/freezer, space for washing machine, double glazed window to rear, double glazed sliding door to rear, wood effect flooring.



STAIRS TO FIRST FLOOR LANDING

Carpet, covered radiator.

BEDROOM 1

12' 0" x 11' 06" (3.66m x 3.51m) Double glazed window with shutters to front, carpet, radiator.

BEDROOM 2

13' 10" x 9' 02" (4.22m x 2.79m) Double glazed window with shutters to front, carpet, radiator.

BEDROOM 3

8' 08" x 7' 11" (2.64m x 2.41m) Built in wardrobe, double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to rear, wood effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

58' 0" (17.68m) Tiered, laid to lawn, decked seating area.

OFF STREET PARKING

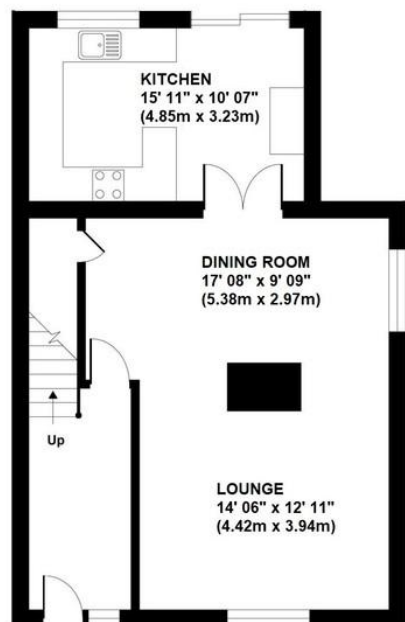
GARAGE

Up and over door to front.

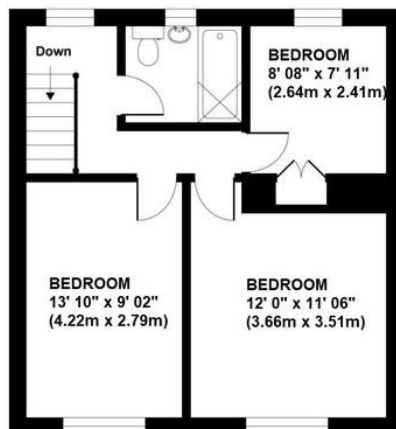
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

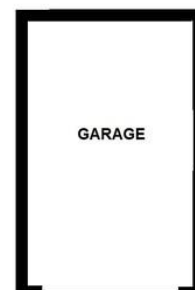




GROUND FLOOR



1ST FLOOR



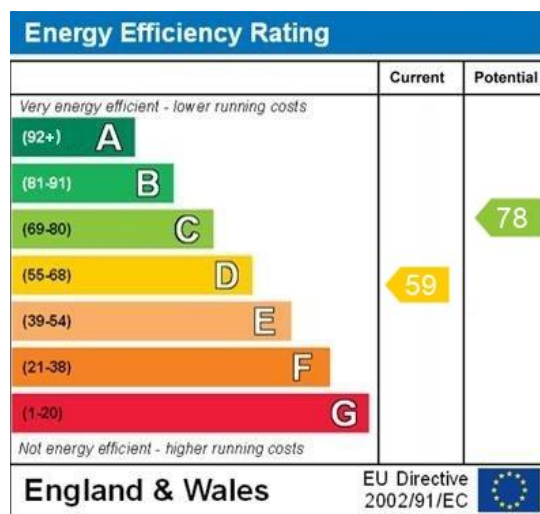
APPROX. GROSS INTERNAL FLOOR AREA 1152 SQ FT 107 SQ METRES

This plan is for illustration purpose only - not to scale



Council Tax Band: D

Tenure: Freehold



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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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