

For Sale

Upon instructions of THE COURT APPOINTED RECEIVER

**LANDWOOD
GROUP**



234 AMHERST DRIVE, ORPINGTON, KENT, BR5 2HW

Vacant 3 Bedroom House

- Extended 3 bedroom house
- End Terraced
- Relatively Large Garden
- Convenient location
- No Chain
- Garden Room

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Location

The property is situated in a residential area of Orpington, approximately 1.25 miles north of the town centre. St Mary Cray and Petts Wood are the nearest rail stations, both less than 0.75 mile away and providing access to Thameslink services. Local bus routes run along Amherst Drive and local shopping facilities at Nugent Shopping Park are approximately 0.75 mile to the east. There are six schools within a 1 mile radius.

Description

Extending to just under 1,400 sq. ft (including the garden room) the property comprises an end terraced 3 bedroom house, that also has a relatively large garden room, previously used as a cinema room, together with a store area.

At ground floor there is an entrance hall, lounge and kitchen/diner. To the first floor, two bedrooms, family bathroom and a landing. To the second floor is a further bedroom, which has en suite shower room.

Heating was via a gas combi boiler and water filled radiators. The garden room has an electric wall heater (Not-tested).

The property needs tidying up in areas.

Tenure Information

Freehold.

Accommodation

Please note all dimensions are maximum widths.

Ground Floor:

Entrance Hall

Lounge- 3.48m x 4.64m

Kitchen/Diner - 5.64m x 2.55m

Store- 1.81m x 0.88m

First Floor:

Landing

Bedroom - 3.59m x 3.57m

Bedroom - 2.93m x 2.77m

Bathroom - 1.68m x 2.61m

Second Floor:

Bedroom - 4.26m x 4.81m

Ensuite Shower Room - 2.40m x 1.30m

Garden Room - 5.62m x 5.74m & store - 4.49m x 1.18m

Price

Offers in the region of £440,000.

EPC

Energy Asset Rating D.

Viewings

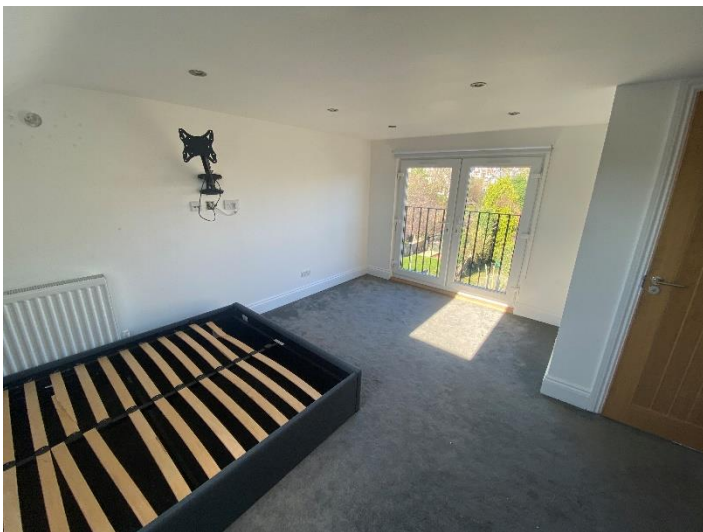
Strictly by appointment.

Walk through:

<https://youtu.be/U8Arg40ocpY>

Legal Costs

Each party will be responsible for their own legal costs.



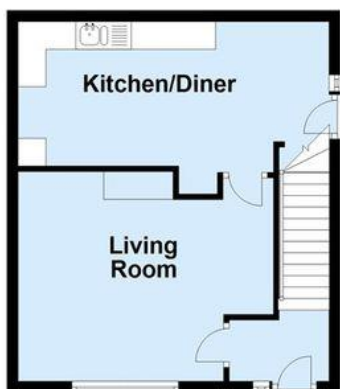
Second Floor

Approx. 25.4 sq. metres (273.1 sq. feet)



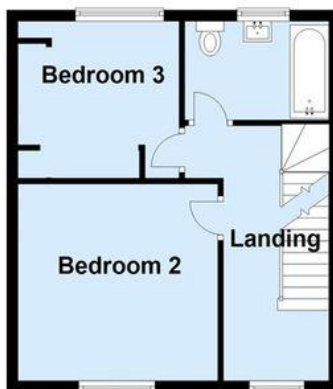
Ground Floor

Approx. 36.3 sq. metres (390.2 sq. feet)



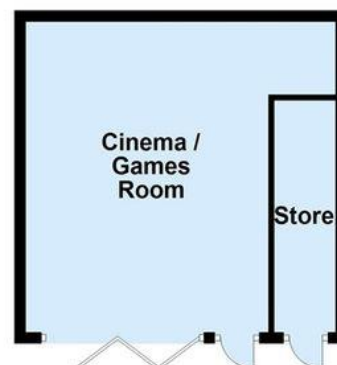
First Floor

Approx. 36.2 sq. metres (390.2 sq. feet)



Outbuilding

Approx. 31.2 sq. metres (336.1 sq. feet)



Total area: approx. 129.1 sq. metres (1389.7 sq. feet)