goodmove



39 Derwent Drive, Orpington, BR5 1EN
Offers in excess of £325,000

Goodmove present this two-bedroom first floor maisonette offers well-proportioned accommodation throughout and presents an excellent opportunity for buyers looking to modernise and put their own stamp on a property.

The accommodation comprises a spacious and bright living room with feature fireplace, two generously sized bedrooms, a fitted kitchen with ample worktop and cupboard space, and a family bathroom. Further benefits include gas central heating, double glazing and a private entrance with stairs leading to the first floor.

The property is conveniently located for Petts Wood's popular selection of shops, supermarkets, cafés and restaurants, along with local schools and everyday amenities. Petts Wood railway station provides excellent transport links into Central London, including services to London Bridge, Charing Cross, Cannon Street and Victoria, making the location particularly appealing to commuters.

For those who enjoy the outdoors, the beautiful National Trust woodlands at Petts Wood and Hawkwood, along with Jubilee Country Park, offer lovely walking routes and green open spaces.

Offering fantastic potential in a well-connected and desirable location, this property is ideal for first-time buyers, downsizers or investors alike. Early viewing is highly recommended.







Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

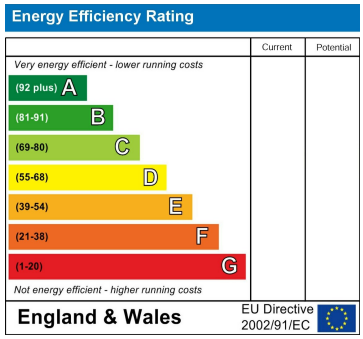
Section 21

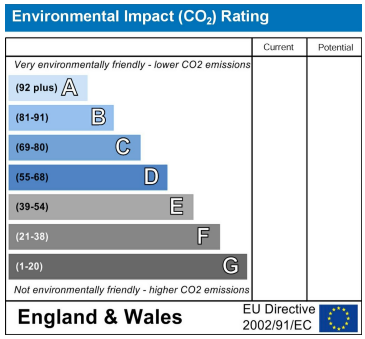
Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Leasehold Information

162 years remaining on the lease
Ground rent: peppercorn

This information is provided by the vendor and should be verified during the conveyancing process.











goodmove
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