

Sinclair  Hammelton

ASKING PRICE

£425,000

Amherst Drive

Kent, BR5 2ER

PROPERTY SUMMARY

Sinclair Hammelton are delighted to present to the market this fantastic three bed house on Amherst Drive. As you enter the property you are greeted with the spacious entrance hall leading you to the kitchen and large, open plan dining/reception room. Double doors take you out onto the nearly 100' rear garden - one of the longest on the road! On the first floor you will find two double bedrooms, a single bedroom and the family bathroom. To the front of the property, you have the private driveway and access to the garage. Amherst Drive is the perfect opportunity for someone looking to put their stamp on a property and early viewing is recommended to avoid disappointment. Amherst Drive is perfectly located for local schools such as the ever popular Poverest and Perry Hall Primary. St Mary Cray station is also 0.2 miles which has links to London Victoria.

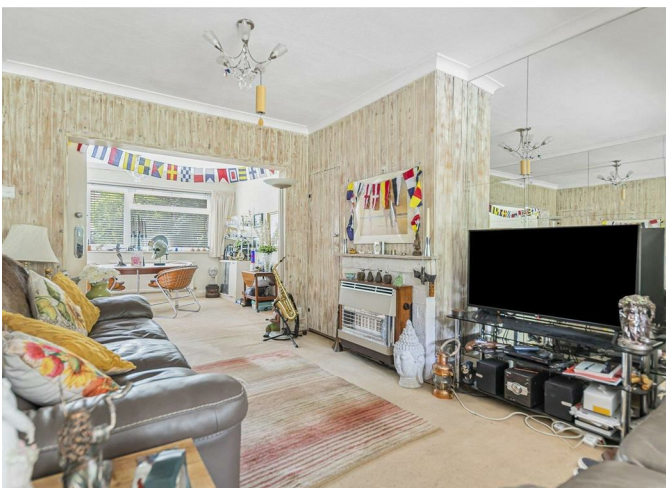
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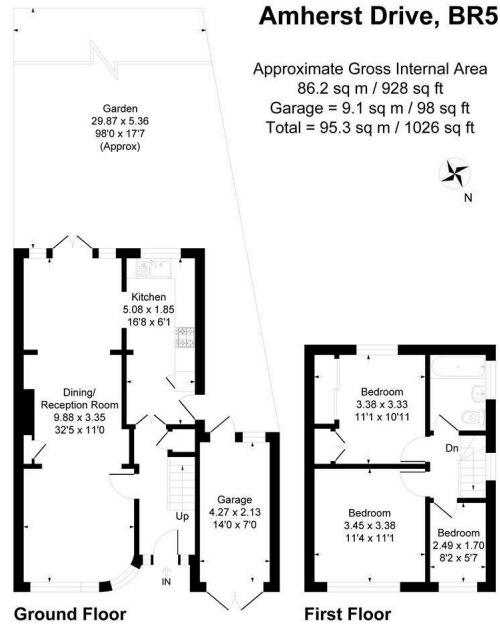
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced By Planix.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

EPC RATING: E COUNCIL TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

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