For Sale

Upon instructions of THE COURT APPOINTED RECEIVER



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

Landwood Group,

Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW

T: 0161 967 0122 F: 0161 710 2050 W: www.landwoodgroup.com

CONTACT

James Ashworth

0161 967 0122

james. a shworth@landwoodgroup.com



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 0.75mile away and proving access to Thameslink services. Local bus routes run along Amherst Drive and local shopping facilities at Nugent Shopping Park are approximately 0.75mile 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 - $5.62m \times 5.74m \& store - 4.49m \times 1.18m$

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.

LANDWOOD GROUP

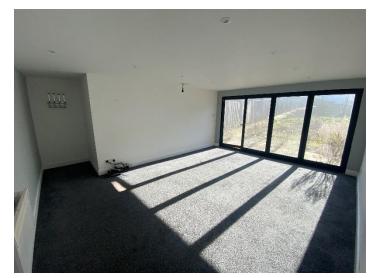












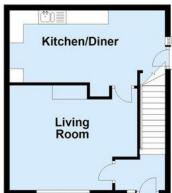
Second Floor

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)