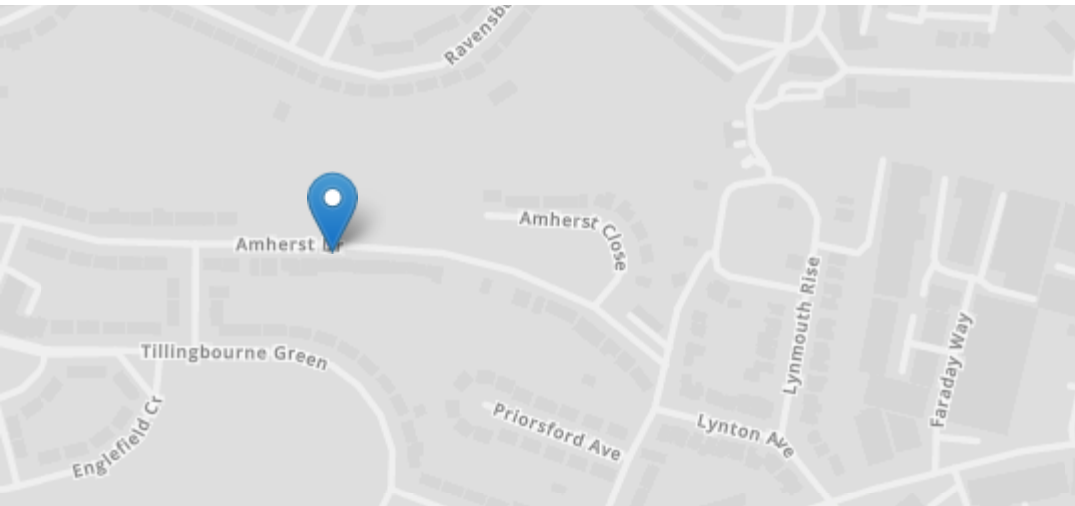


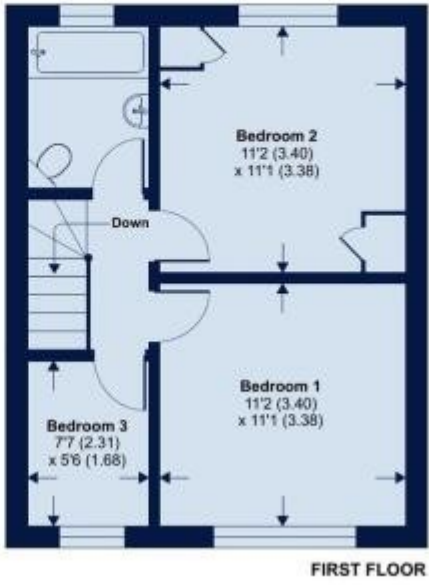


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	57	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Amherst Drive, Orpington, BR5

Approximate Area = 778 sq ft / 72.2 sq m
For identification only - Not to scale



Viewing by appointment with our Petts Wood Office - 01689 606666

77 Amherst Drive, Orpington, Kent, BR5 2ES

£450,000 Freehold

- 1930's Semi Detached
- Through Lounge/Diner
- Gas Central Heating
- Perfect for Transport
- Three Bedrooms
- Private Driveway
- Double Glazing
- Close to Schools



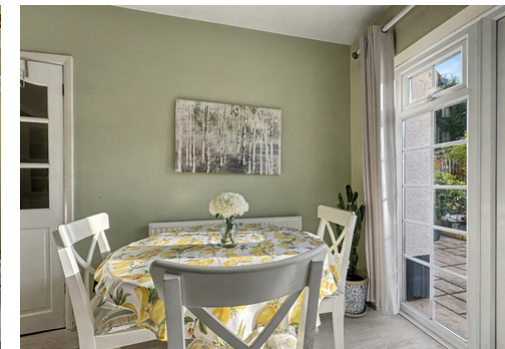
77 Amherst Drive, Orpington, Kent, BR5 2ES

GUIDE PRICE £450,000-£475,000

This attractive 1930's built semi detached is conveniently situated in a popular residential area of Orpington, within close walking distance of St Mary Cray station, a selection of schools, good transport links in Cray Avenue, the desirable Nugent Shopping Park (boasting many high street stores - M&S, Next and Boots), plus handy out of town retail parks. For additional communities, just a short drive away by car or bus, you will find Orpington town centre, Petts Wood and Chislehurst amenities. The property offers three bedrooms, a bright double aspect through lounge/diner, fitted kitchen and white bathroom with bath and shower facility. Outside offers a sizeable rear garden with two storage areas, side access and private frontage for off road parking. Benefits to note include double glazed windows, gas central heating, a combination boiler fitted in 2024, alarm system, open working chimney, and well presented interior. An outstanding choice for first time buyers, young families, professionals or investment landlord looking for a strong rental income. EXCLUSIVE TO PROCTORS.

Location

Amherst Drive is situated about five minutes walk from St Mary Cray Station, and amenities in Cray Avenue.



GROUND FLOOR

Entrance Porch

Open

Entrance Hall

Double glazed entrance door, double glazed window to side, radiator, under stairs meter cupboard, recessed area for washing machine and small double glazed window to side.

Through Lounge/Diner

Double glazed window to front, radiator, open plan from dining room.

Dining Room

Double glazed Georgian French doors to garden, double glazed windows, feature fireplace surround with open working chimney breast, alcove bookshelves.

Kitchen

Double glazed door and double glazed window to rear, double glazed window to side, wall and base cabinets, Belfast sink with mixer tap, built in electric oven, gas hob set in solid oak work furniture, stainless steel extractor chimney, recess for fridge freezer, dishwasher to remain, radiator, display shelf.

FIRST FLOOR

Landing

Double glazed window to side, access to loft via ladder.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator, built in airing cupboard housing combi-boiler (fitted in 2024), built-in single cupboard.

Bedroom Three/Home Office

Double glazed bay window to front, radiator.

Bathroom

Double glazed window to rear, white suite comprising bath with shower, wall mounted taps, hand basin, vanity unit, W.C, column radiator and chrome heated towel rail, tiled walls.

OUTSIDE

Rear Garden

South facing aspect, paved patio area, laid to lawn, ornamental fishpond with waterfall, power points, established shrubs and tress, summer house with power and light, side access, outside tap, garden shed, pizza oven.

Frontage

Private driveway, established garden.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: D

