



Farnborough Village, Orpington BR6  
£300,000

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**Description:**

This well presented, CHAIN FREE, two double bedroom, first floor maisonette is situated in a popular residential road close to the heart of sought after Farnborough Village.

The property has its own entrance door at street level with a staircase leading to the first floor accommodation which comprises living room with fireplace and a modern fitted kitchen with a range of base and wall units, ceramic hob, stainless steel, eye-level oven and integrated dishwasher and washer/dryer. There is ample space for a fridge/freezer. The tiled bathroom has a three piece white suite comprising bath with shower attachment and shower screen, pedestal wash basin and low level WC.

Outside, the property has its own easily maintained lawned garden. From the garden there is a personal door into the single en-bloc garage.

Many buyers will be impressed by the 999 year lease from 1966 and the modest ground rent of just £15 per year.

Farnborough Village has a selection of local shops, village pubs, primary school and historic church. There is easy access to scenic Greenbelt countryside and bus routes connect to Bromley and Orpington. Locksbottom, with its supermarkets and other amenities, is within easy reach.



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**Directions:** From our Locksbottom office proceed to the traffic lights at Chapter One (A21). Turn left onto Farnborough Common (A21) and at the next traffic lights turn right into High Street, Farnborough Village. Take the second left into Ladycroft Way and the property is on the right hand side.

**Tenure:** Leasehold

**Council Tax Band:** C

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Stairs to First Floor

Lounge **16'6 x 13' max**

Kitchen **9'9 x 8'9**

Bedroom One **14'6 x 9'**

Bedroom Two **11'8 x 9'2 plus 5'3 x 3'3 alcove**

Bathroom

Outside

Private Garden **20' x 15'**

Garage En-Bloc

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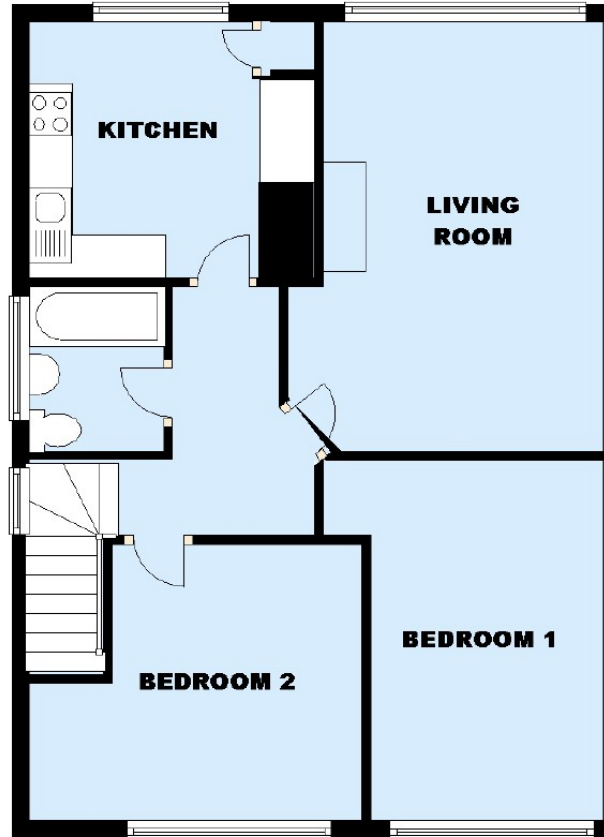


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		49	81
England & Wales		EU Directive 2002/91/EC	

Please contact the branch for a complete copy of the EPC document





**TOTAL AREA: APPROX. 60.5 SQ. METRES (651.4 SQ. FEET)**

**IMPORTANT NOTICE**

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Locksbottom**

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**jdm**  
ESTATE AGENTS