



Farnborough, Orpington BR6
£450,000

jdm
ESTATE AGENTS

Description:

Offered CHAIN FREE.

This delightful three bedroom end of terrace property is situated in a quiet cul-de-sac of similar properties with the benefit of a garage.

Nearby schools are Darrick Wood and Farnborough Village, and shops, restaurants and amenities can be found at Locksbottom. Orpington mainline station is over a mile away.

Built in 2000, this welcoming property comprises, to the ground floor, kitchen with beech shaker style units, oven, hob and extractor, space for washing machine and fridge/freezer. The living/dining room is a good size and has patio doors onto the easy to maintain paved rear garden measuring approximately 20'. There is also a downstairs cloakroom on the ground floor.

Upstairs, there are three bedrooms, the master having a built-in wardrobe area that leads to an en-suite shower room. There are two further bedrooms and a family bathroom with white suite.

The en-bloc garage is to the rear of the property.



Directions: From our office in Crofton Road, Locksbottom, proceed to the traffic lights at Chapter One (A21) and turn left onto Farnborough Common. Royal Close is the third turning on the left.

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall	
Cloakroom	9'3 x 7'7
Living/Dining Room	18'1 x 14'8
First Floor Landing	
Bedroom One	14'6 max x 8'7
En-suite Shower Room	
Bedroom Two	9'11 max x 8'4
Bedroom Three	7'9 max x 5'10
Bathroom	6'11 x 5'7
Outside	
En-bloc Garage	
Garden	Approx 20'

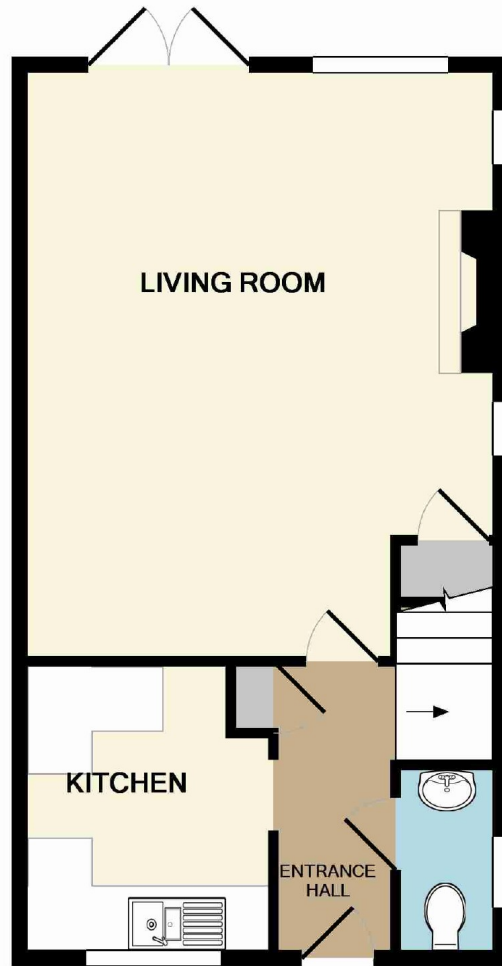


Please refer to www.jdmestateagents.com to see our full Area Guides.

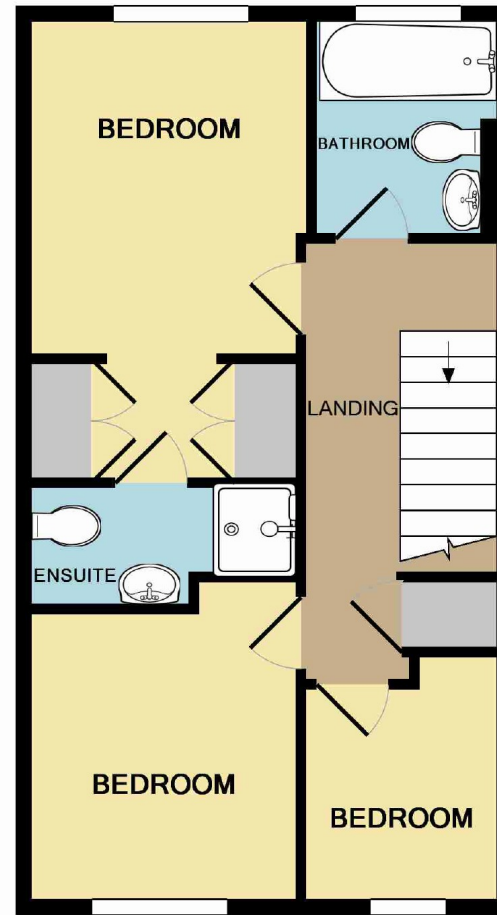
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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