



Farnborough Village, Orpington BR6
Guide price £500,000 to £525,000

Description:

Offered CHAIN FREE is this rarely available, three bedroom, semi detached house. Ideally located in a quiet cul-de-sac in the heart of Farnborough Village with easy access to Farnborough Village and Darrick Wood primary and senior schools. The current vendor has been owned since nearly new and offers great scope to extend to the side and rear subject to normal planning consents.

To the ground floor the accommodation comprises entrance hall, cloakroom, living room with bay window and double doors to the dining room. To the rear of the dining room is a conservatory. The good size kitchen has modern Shaker style, white gloss units with glossy work surfaces, single oven and gas hob. White goods such as washing machine, dishwasher and fridge/freezer are to remain. Upstairs, there are two good size double bedrooms both with built-in double cupboards. The master bedroom has an en-suite shower room and the second bedroom also has floor to ceiling built-in wardrobes. The single room has a built-in cupboard. There is a family bathroom.

To the rear of the property the garden measures approximately 30' from the rear of the conservatory increasing to approximately 60' from the rear of the single garage at the side of the house.

The garage has up and over doors to the front and rear. The front garden is laid to lawn and the driveway can accommodate up to 2 cars.



Directions: From our Locksbottom office proceed to the traffic lights at Chapter One and turn left onto Farnborough Common (A21). Continue to the next traffic lights and turn right into High Street Farnborough. Chartwell Drive is the sixth turning on the left and the property is on the left hand side.

Tenure: Freehold

Council Tax Band: F

Local Authority: London Borough of Bromley



Room Dimensions:

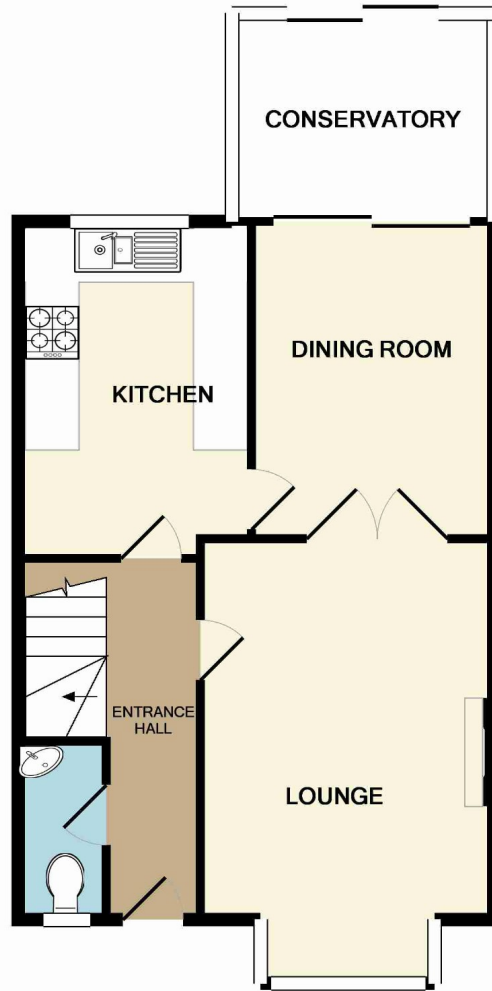
Entrance Hall	13'11 x 6'8 max
Cloakroom	
Lounge	16'4 x 10'8
Kitchen	13' x 8'6
Dining Room	12'1 x 8'10
Conservatory	9'7 x 7'7
First Floor Landing	
Bedroom One	13'3 x 10'11
En-suite Shower Room	
Bedroom Two	10'1 x 9'3 to wardrobes
Bedroom Three	9'3 x 6'6
Family Bathroom	7'5 x 6'6
Outside	
Rear Garden	Length 60' max reducing to 30'
Single Garage	



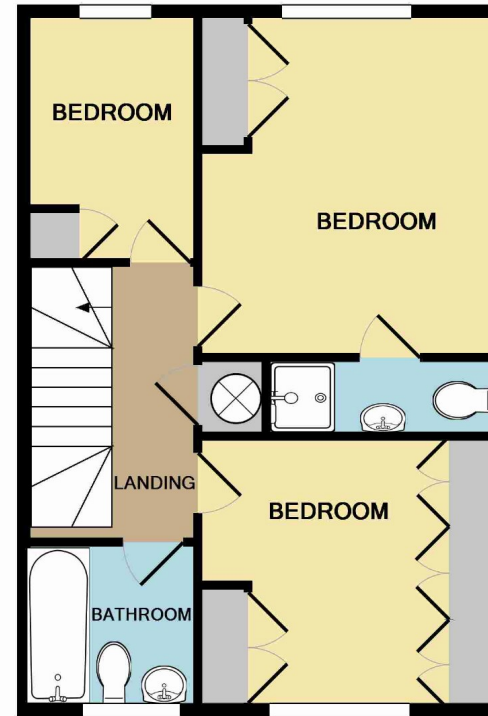
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.7 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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jdm
ESTATE AGENTS