



Farnborough, Orpington BR6
£420,000

jdm
ESTATE AGENTS

Description:

This stylish, three bedroom semi-detached house is conveniently situated for Darrick Wood Schools and the PRU Hospital as well as being within easy reach of bus routes and about a quarter of a mile from local shops at Locksbottom.

The accommodation comprises entrance hall which leads to an openplan living/dining room which is distinctively decorated and has two feature fireplaces each with living flame coal effect gas fire. From the dining area, patio doors lead to the garden. The kitchen has a range of fitted units with polished granite worktops and overlighting. The selection of integrated appliances includes stainless steel gas hob with matching hood, built-in oven, dishwasher and free standing American style fridge/freezer which will remain. There is space and services for a washing machine.

To the first floor, there are two double bedrooms, each with full height fitted wardrobes. The third bedroom is a single. The modern bathroom has a four piece suite comprising panelled bath with shower attachment, vanity wash basin, WC and a separate tiled shower.

The property is double glazed and the vendor informs us that a new heating boiler was installed about a year ago and is still under guarantee. There is a security system.

The garden to the rear has a small paved area, the remainder being laid to lawn. There is a single garage with small workshop area to the far end as well as a timber garden shed. Parking is available on the drive for three cars.

Directions: From our Locksbottom office turn right onto Crofton Road. Continue along and take the turning on the right into Starts Hill Road and fourth right into Bassetts Way. The property is on the right hand side.

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Bromley



Room Dimensions:

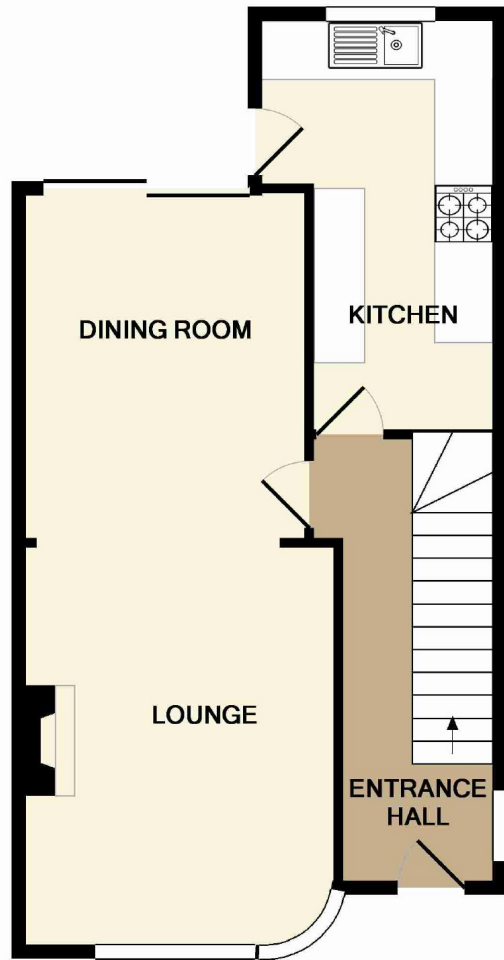
Entrance Hall	
Living Room	13'10 x 10'8
Dining Room	12' x 9'9
Kitchen	14'2 x 6'2
First Floor Landing	
Bedroom One	13'9 x 10'9 to rear of wardrobes
Bedroom Two	12' x 9'7 to rear of wardrobes
Bedroom Three	8' x 5'5
Bathroom	
Outside	
Rear Garden	60' approx.
Single Garage	



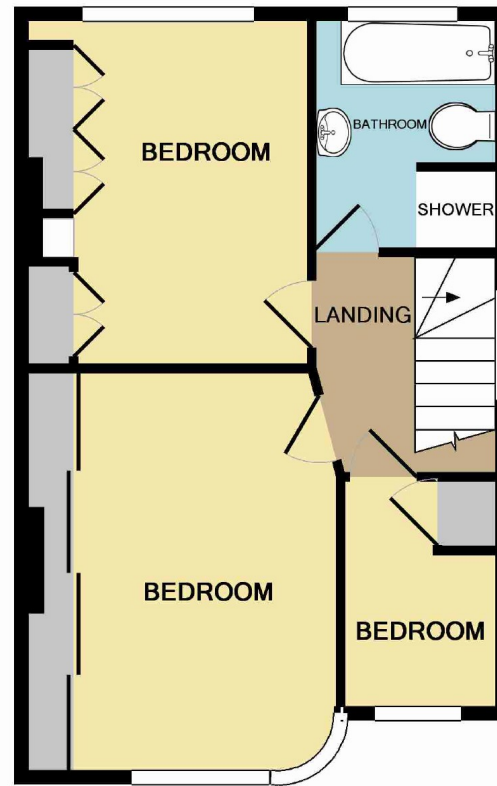
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 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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