



Farnborough, Orpington BR6  
£370,000

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**Description:**

This three bedroom, centrally heated and double glazed, mid terrace house is conveniently situated for Darrick Wood Schools, PRU Hospital and shops at Locksbottom as well as being within easy reach of bus routes to mainline stations and shopping centres at Orpington and Bromley.

The accommodation comprises entrance porch and generous living/ dining room with open plan staircase to the first floor. The kitchen/ breakfast room has a range of fitted units in white, a four ring stainless steel gas hob with hood over and matching electric under oven. There is an integrated dishwasher, space for fridge/freezer and breakfasting table and door to the garden.

To the first floor, there are two double bedrooms each with built-in wardrobes and the third bedroom is a single with storage cupboard. The tiled bathroom has a three piece suite comprising panelled bath with shower attachment, vanity wash basin with built-in storage and WC. The landing has loft access with fitted ladder.

Outside, the garden to the rear has been paved and, therefore, requires minimal maintenance. To the far end stands the single garage with power and light and to the side a parking area behind iron gates. It is possible to park two further cars in the service road behind. The front garden is laid to lawn.

WHEN VIEWING THE PROPERTY PLEASE TURN INTO THE SERVICE ROAD AND PARK IN FRONT OF THE IRON GATES AS SHOWN IN OUR PHOTOGRAPH.



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**Directions:** From Locksbottom, proceed along Crofton Road towards Orpington. After the shops, take the first turning on the right into Starts Hill Road and Wellbrook Road is the second turning on the right. The service road for this property is the second turning on the left hand side.

**Tenure:** Freehold

**Council Tax Band:** C

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

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Entrance Porch

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Living/Dining Room **19'8 overall x 15'4**

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Kitchen/Breakfast Room **15'3 x 9'4 reducing to 8'1**

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First Floor Landing

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Bedroom One **12'2 x 9'5**

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Bedroom Two **9'1 x 9'5**

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Bedroom Three **9'2 overall x 5'7**

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Bathroom

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Outside

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Garden **41' x 16' incl. garage/parking**

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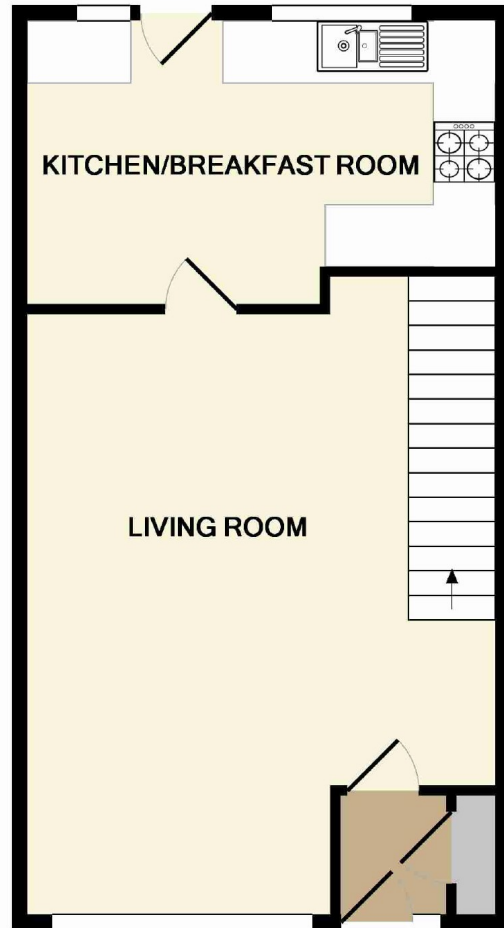
Garage **16'8 x 7'7**

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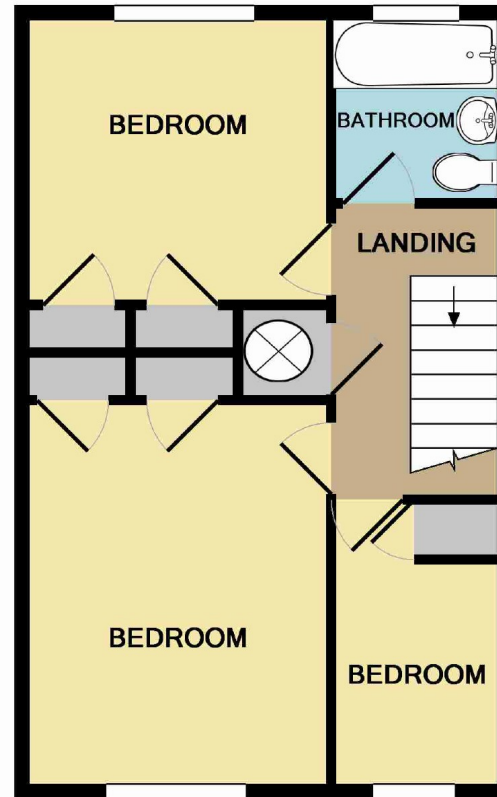
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>66</b>	<b>80</b>
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 378 SQ.FT.  
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 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