



Farnborough BR6
£470,000

jdm
ESTATE AGENTS

Description:

This CHAIN FREE, 4 bedroom, detached, Georgian style property is situated in a small cul-de-sac of similar properties. The location is ideal for buyers needing Darrick Wood Schools and the PRU Hospital.

The accommodation includes entrance hall, with cloakroom, and double doors multi-paned leading to the spacious living room with feature ornamental fireplace. From the living room there are also double doors to the dining room which, in-turn, has access to the southerly facing rear garden. The fitted kitchen has a range of base and wall units and a built-in ceramic hob, under oven and stainless steel hood. There is an integrated fridge/freezer and the slim-line dishwasher and washing machine are also to remain.

To the first floor, bedroom one has an extensive range of wardrobes with mirrored doors and there is an en-suite shower with wash basin. Bedroom two is a double room and there are two single bedrooms. The three piece bathroom has a shower over the bath and heated towel rail.

The garden has a paved area to the rear of the property, the remainder is laid to lawn with a timber summerhouse at the far end of the garden. Single attached garage, parking on the drive for two cars.

Bus routes pass nearby, Orpington is the nearest station and there is easy access to the M25 at junction 4.



Directions: From our Locksbottom office turn right onto Crofton Road and right into Starts Hill Road. Take the third left into Broadwater Gardens, second right into State Farm Avenue and Fieldside Close is the second turning on the left.

Tenure: Freehold

Council Tax Band: F

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall

Cloakroom

Living Room **16' x 15'2 overall**

Dining Room **10' x 9'**

Kitchen **9'10 x 9'10**

First Floor Landing

Bedroom One **12' x 9'5 to front of wardrobes**

En-suite Shower

Bedroom Two **10'9 x 10'**

Bedroom Three **8'11 x 7'7**

Bedroom Four **8'2 x 7'7 overall**

Bathroom

Outside

Rear Garden **35' deep x 33' wide**

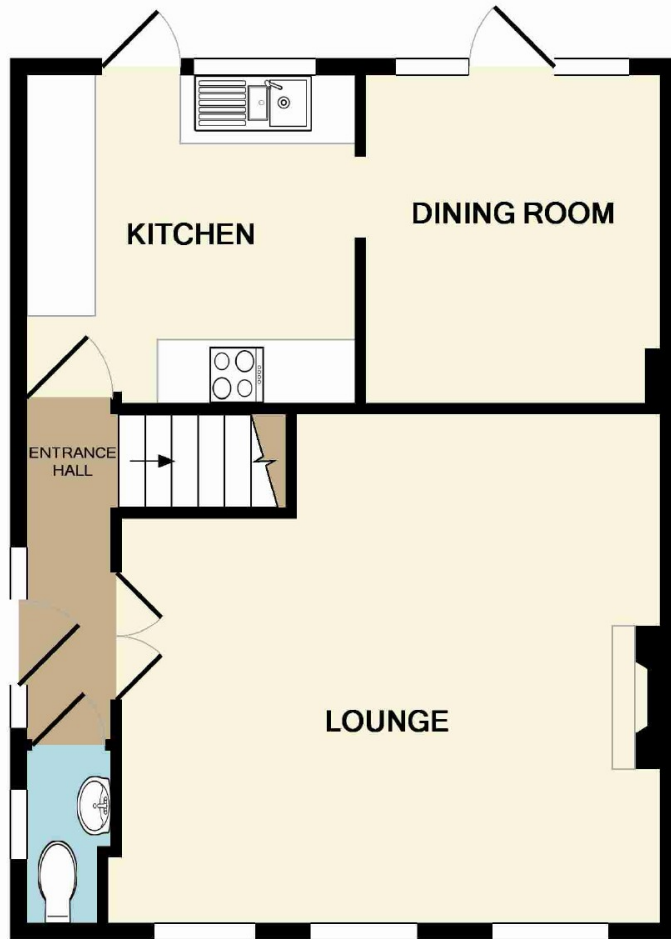
Single Garage



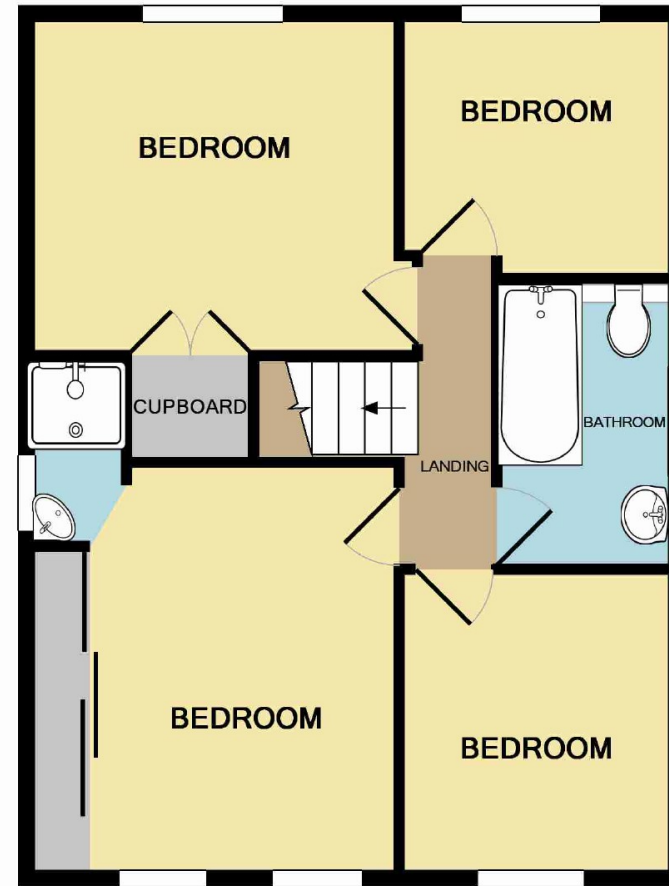
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
	EU Directive 2002/91/EC		

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





GROUND FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 936 SQ.FT. (86.9 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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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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