



Waverly

Sunnydale | Farnborough Park | Orpington | Kent | BR6 8LZ





The property at a glance...

In one of the most exclusive, private
residential estates in the UK

Immaculate 5 bedroom, detached house

Five reception rooms

Family bathroom, plus two en-suites

EPC Rating: D

Inside...

This immaculate, five bedroom, detached house with its southerly facing garden, is situated in one of the most exclusive private residential estates in the UK. The scenic surroundings of gated Farnborough Park provide a perfect setting for a modern family home which is also within easy reach of commuter services to London and access to airports and Eurostar from M25, junction 4.

The delightful interior is both spacious and flexible allowing comfortable living with scope to entertain on a large scale when the need arises. From the elegant reception hall, with Crema Marfil flooring, double doors lead to the drawing room with its feature stone fireplace and view of the secluded garden. There is a separate dining room for formal occasions but for everyday dining the large kitchen/breakfast room or the David Salisbury conservatory maybe preferred.

Fitted by Christians, the luxury kitchen has ample units, including an island, all with granite worktops and Travertine floor tiling. An excellent range of appliances include induction hob, two ovens, dishwasher and Amana American style fridge/freezer. There is a separate utility room with door to the integral garage. A cosy snug room leads to the study with built-in furniture.





The generous galleried landing serves five bedrooms, the master having a luxury en-suite and walk-in wardrobe. Bedroom two is also en-suite and has extensive fitted wardrobes. Comprehensively fitted by Christians, the family bathroom has a panelled bath with marble surround, separate shower, fitted wall mirrors and storage units.

Outside, an extensive paved terrace leads to the level lawn with yew hedge borders. External lighting is provided to the rear and also to the front garden with its carriage driveway.



Directions..

From our office in Crofton Road, Locksbottom, proceed towards Orpington. Pass The Black Horse pub and take the next turning on the left into Farnborough Park. (Contact jdm for security barrier instructions). Continue along Park Avenue and take the first turning on the right into Sunnydale. Waverly is on the right hand side.

Local Authority...

London Borough of Bromley

Schools...

There is a wide selection of schools in the area in both the state and independent sectors. Notable state schools include Darrick Wood, St Olaves and Newstead Wood. Highly regarded independent schools include Bromley High, Eltham College, Sevenoaks School and Walthamstow Hall.

Transport...

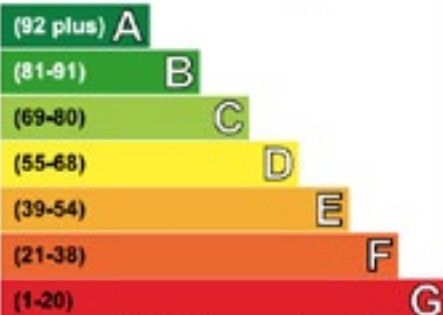
Junction 4 of the M25 provides network access to Gatwick, Heathrow, City and Stanstead airports and Ebbsfleet for the Eurostar services to the Continent. Orpington mainline and Bromley South stations provide fast rail links to London.





Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
55	73



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