



## Faringdon Avenue, Bromley, BR2 8BU

**FREEHOLD**

**£550,000**

CHAIN FREE SALE. This is a well presented, three double bedroom, end of terraced family home; which is located between Petts Wood & Bickley and positioned on a large plot with scope to extend, add an annex or a large garage (All STPP). The property offers two separate receptions, a fitted kitchen, utility space and ground floor bathroom. On the first floor there is a further family bathroom and three double bedrooms. To the rear the property features a good size garden, multiple off road parking and a detached garage. Interest is expected to be high so call today.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	86
(81-91) <b>B</b>	
(69-80) <b>C</b>	64
(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	
England & Wales	EU Directive 2002/91/EC

- End Of Terrace Family Home
- Large Plot With Significant Space To Side
- Access to Petts Wood, Bickley & Bromley
- CHAIN FREE SALE
- 3 Bedrooms & 2 Bathrooms
- Well Maintained Garden
- Good Selection Of Local Schools
- Council Tax Band D

#### Porch

Covered entrance porch

#### Hallway

Stairs to the first floor. Tiled flooring. Double glaze window to the front. Radiator. Under stairs storage cupboard.

#### Kitchen 10'1 x 8'9 (3.07m x 2.67m)

Double glaze window to the rear. Door to the side. Range of fitted wall units with rolltop work surfaces. Built in oven and grill, four ring gas, hob and fitted extractor fan over. Stainless steel sink with mixer tap and drain to the side. Space for fridge freezer. Space and plumbing for washing machine. Part tiled walls. Vinyl flooring.

#### Utility Cupboard 7'4 x 6'9 (2.24m x 2.06m)

Door to the front and door to the rear.

#### Landing

Double glaze window to the side. Fitted carpet. Loft hatch.

#### Ground Floor Bathroom

Double glaze window to the side. Three piece suite comprising a panel bath with mixer tap and shower attachment. Vanity wash basin. Low-level WC. Radiator. Vinyl Flooring. Part tiled walls.

#### Dining Room 10'5 x 8'11 (3.18m x 2.72m)

Double glaze doors to the rear. Laminate wood flooring. Radiator.

#### Living Room 12'8 x 10'5 (3.86m x 3.18m)

Double glaze window to the front. Radiator. Fitted carpet. Spotlights.

#### Bedroom 1 12'11 x 10'5 (3.94m x 3.18m)

Two double glaze windows to the front. Fitted carpet. Radiator.

#### Bedroom 2 10'5 x 9'9 (3.18m x 2.97m)

Double glaze window to the front. Fitted carpet. Radiator.

#### Bedroom 3 9'10 x 9'10 (3.00m x 3.00m)

Double glaze window to the rear. Fitted carpet. Radiator.

#### Family Bathroom

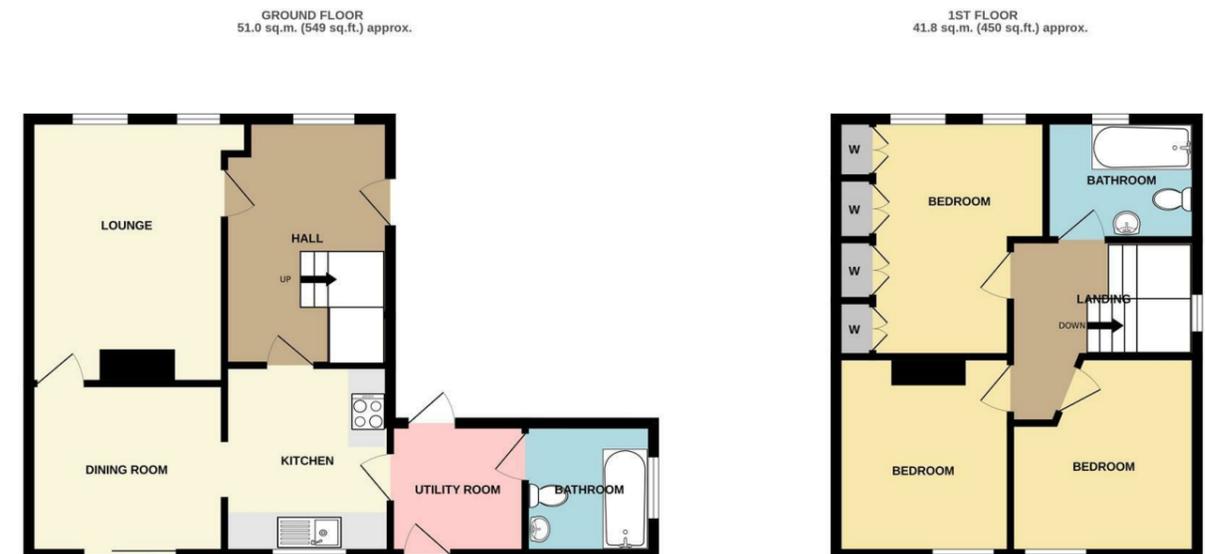
Double glaze window to the front. Three-piece suite, comprising a tile enclosed jacuzzi bath and wall mounted thermostatic shower. Vanity wash hand basin with mixer tap. Low level WC. Tiled walls and floor. Double radiator.

#### Garden 75' approx (22.86m approx)

Mainly laid to lawn with a paved patio. Timber storage shed.

#### Directions

From Petts Wood Station. Head south-west on W Approach towards Chatsworth Parade. Turn right onto Queensway. Queensway turns slightly left and becomes Franks Wood Ave. Continue onto Southborough Ln. Turn left onto Oxhath Cres. Continue straight to stay on Oxhath Cres. Continue straight onto Faringdon Ave. Go through 1 roundabout.



TOTAL FLOOR AREA : 92.8 sq.m. (999 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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