



## 38 Gladstone Road, Farnborough, Kent, BR6 7DZ

\*\*\*\*Offers in the region of £670,000\*\*\*\*

Nestled in the heart of Farnborough Village, this charming property on Gladstone Road is ideally situated, with picturesque fields just a short walk away and easy access to a mainline station for convenient commuting. Fully refurbished with a fresh, neutral decor and a stylish loft conversion, this home offers both modern comfort and classic appeal.

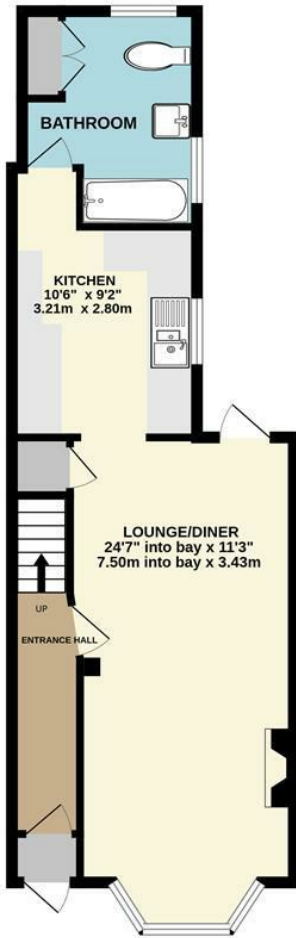
With a generous 1,259 sq ft of living space, it's perfect for growing families or young professionals alike. Built in 1907, this home features four well-sized bedrooms that provide ample privacy and relaxation. With a separate stylish kitchen and cosy reception room, it offers an inviting warm environment for unwinding with family or entertaining friends.

Positioned in a sought-after area within the catchment of excellent local schools, this property is within easy reach of local amenities, including shops, transport, green-space and dining options, making it a convenient and family-friendly choice. The period architecture enhances its character, creating a welcoming environment to call home.

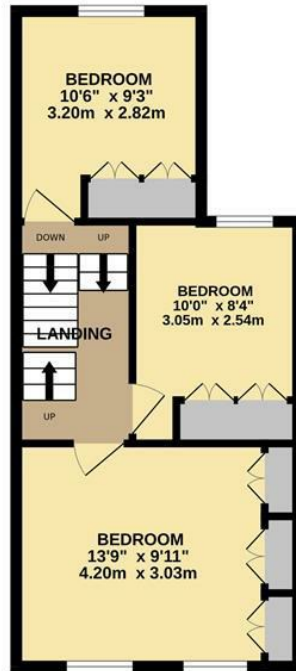
- Semi-detached
- Beautifully decorated throughout
- South-east facing garden
- En-suite to master
- Extended
- Within an outstanding school catchment area
- 1.3 mile walk to Orpington Station
- Walking distance to local shops and pubs
- EPC- TBC
- Council tax- E

**£670,000**

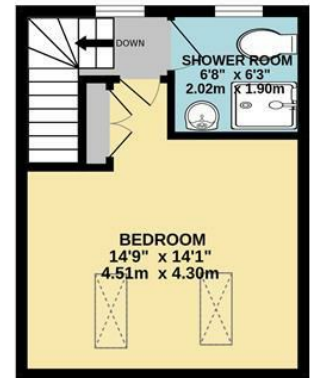
GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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>England &amp; Wales</b>	EU Directive 2002/91/EC		