

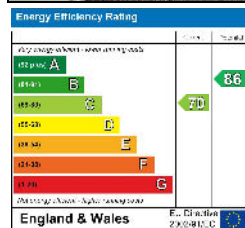


## Faringdon Avenue, Bromley, BR2 8BS

**FREEHOLD**

**£550,000**

This is a well presented, extended, three bedroom end of terrace family home which features a 100' Westerly aspect garden. The property is located within convenient reach of Petts Wood Mainline Station and the local shops positioned along Queensway. The ground floor offers a large L-shaped lounge/diner which leads to a fitted kitchen and well appointed conservatory. There is also a study or bedroom three (depending on your requirements) plus a handy shower room. The first floor offers two bedrooms, the master with a large built in wardrobe as well as bedroom two and the family bathroom. The garden extends to approx 100' and benefitting from a Westerly aspect, the raise entertaining patio is ideal for entertaining. The garden also has rear access via a service road. The property is well positioned for access to a host of local schools and is also offered chain free, making the moving process easier.



- Extended End Of Terrace Family Home
- Large L Shaped Thru Lounge
- 100' Approx Westerly Aspect Garden
- Council Tax Band D
- Close to Petts Wood Station
- Ground Floor Shower & First floor Bathroom
- Off Road Parking

## FRONT

Driveway parking to front leading up to covered porch with double glazed UPVC front door with access into;

## HALLWAY

Window to side. Wood laminate flooring and spotlights.

## GROUND FLOOR SHOWER ROOM

Double glazed window to front. Three piece suite comprising walk in shower cubicle with thermostatic shower, pedestal wash hand basin and low level WC. Wall mounted heated towel rail, extractor fan, spot lights, wood laminate flooring and tiled walls.

## STUDY/BEDROOM THREE 7'2 x 7'3 (2.18m x 2.21m)

Double glazed Velux skylight. Double radiator, spotlights and wood laminate flooring.

## L-SHAPED THRU LOUNGE/DINING ROOM 32'4 x 13' max points (9.86m x 3.96m max points)

Double glazed half bay window to front plus two sets of double glazed French doors to rear. Understairs storage cupboard housing electrical metres. Three radiators, laminate wood flooring and multiple spotlights.

## KITCHEN 13'8 x 7'2 (4.17m x 2.18m)

Fitted kitchen with a range of wall and base units. Hoover electric oven with four ring burner gas hob and extractor over. Inset sink with mixer tap and drainer to side surrounded by roll top work surfaces. Built in storage cupboard, space and plumbing for washing machine. Space for freestanding fridge freezer, laminate wood flooring, part tiled walls and spotlights.

## CONSERVATORY 9'6 x 8'11 (2.90m x 2.72m)

Double glazed windows to all sides plus double glazed French doors to rear. Laminate wood flooring.

## STAIRS TO FIRST FLOOR LANDING

## LANDING

Window to side. Fitted carpet.

## BEDROOM ONE 13'1 x 9'11 (3.99m x 3.02m)

Double glazed half bay window to front. Built in wardrobe, radiator and fitted carpet.

## BEDROOM TWO 8'10 x 7'10 (2.69m x 2.39m)

Double glazed window to rear. Radiator, fitted carpet and loft hatch.

## BATHROOM

Double glazed window to rear. Three piece suite comprising panel bath with thermostatic shower and glass shower screen. Wall mounted wash hand basin with mixer tap and low level WC. Wall mounted heated towel rail, laminate wood flooring and tiled walls.

## GARDEN 100' approx (30.48m approx)

Large raised entertaining patio to the rear. Mainly laid to lawn with a selection of mature trees, shrubs and stocked borders. Two timber storage sheds. Gate to the rear giving access to the service road behind.

## DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Right at mini-roundabout into Queensway and continue round bend into Franks Wood Avenue and Southborough Lane. First left into Oxhath Crescent which leads into Faringdon Avenue.

