



## **Cobden Road, Farnborough Village, BR6 7DU**

**£485,000 Freehold**

Charming 'Chain Free' two double bedroom semi detached house located in a quiet road in the middle of Farnborough Village, close the local shops, pubs and restaurants and bus links to Orpington and Bromley. The property, presented in immaculate condition and ready to move into, consists of open plan double reception of lounge and dining areas, fitted kitchen with integrated appliances, two double bedrooms and spacious family bathroom upstairs. To the rear is a 70' garden with patio and decked seating areas with a paved Mediterranean style garden to front. Farnborough Village is a bustling community with an abundance of local countryside to enjoy, enabling relaxed Village life but just bus ride from Bromley and Orpington Town Centres.

## PORCH

Open recessed porch with light.

## ENTRANCE HALL 7'3 x 2'9 (2.21m x 0.84m)

Double glazed front door with opaque inserts leads into entrance hall with cloaks area.

## LOUNGE 12'3 x 10'8 (into bay) (3.73m x 3.25m (into bay))



25'3 open plan lounge/dining area. Lounge area has double glazed bay window to front with fitted blinds, ornate cornice, radiator and recessed brick open fireplace with wooden mantle.

## DINING AREA 12'6 x 11'4 (3.81m x 3.45m)



Double glazed window to rear with fitted blinds, coving and radiator. Recessed shelving with mirrored back, low level storage and under stair storage.

## FITTED KITCHEN 10' x 9'5 (3.05m x 2.87m)



Dual aspect with double glazed windows to rear and side, plus double glazed door to side leading to garden. Range of modern wall and base units in cream with worksurfaces over and local tiling. 1.5 bowl stainless steel sink with mixer tap and drainer, Worcester Bosch boiler housed in kitchen unit, tiled floor and radiator. Integrated washing machine, four ring electric hob with Zanussi electric oven below and extractor hood over. Space for tall fridge freezer.

## LANDING 11'6 x 5'2 (3.51m x 1.57m)

Loft access hatch.

## BEDROOM ONE 14'2 x 9'10 (4.32m x 3.00m two double glazed windows to front, )



Two double glazed windows to front with fitted blinds, coving, two radiators and two fitted double wardrobes.

### **BEDROOM TWO 12'7 x 8'7 (3.84m x 2.62m)**



Double glazed window to rear, radiator and opening to 5' x 3'8 storage/dressing area.

### **FAMILY BATHROOM 9'10 x 9'7 (3.00m x 2.92m)**



Opaque double glazed window to rear, stripped wood floor and fully tiled walls. Panel bath with shower mixer tap and screen, low level WC and pedestal wash hand basin with mono bloc mixer tap. Linen cupboard and shelving, down lights, wall mounted mirrored bathroom cabinet and chrome ladder towel warmer.

### **REAR GARDEN 70' x 15' approx (21.34m x 4.57m approx)**



Secluded rear garden with large patio area leads to lawn lawn with mature tree and shrub borders and decked seating area to rear with wooden storage shed. Side access gate, outside tap and light.

### **FRONTAGE**



Paved Mediterranean style front garden with white fence and gate.

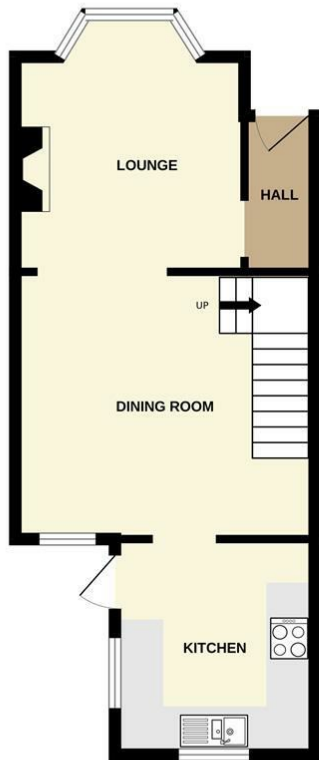
### **TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 78sqm (Approx. 840sqft)

### **COUNCIL TAX BAND 'D'**

# Floor Plan

GROUND FLOOR

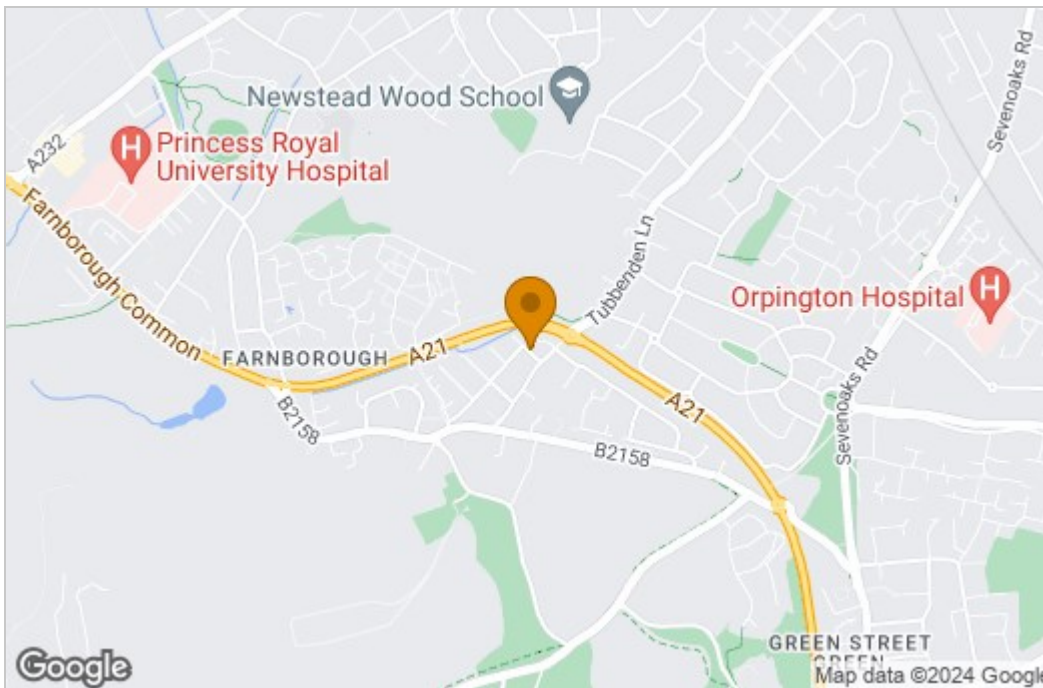


1ST FLOOR

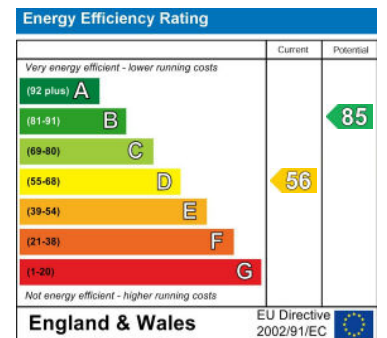


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix 12/2024

# Area Map



# Energy Efficiency Graph



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