



Farnaby Road, Bromley, BR2 0BB

£350,000 Leasehold

Spacious 'Chain Free' two bedroom ground floor maisonette with garden, garage and an extended lease of 124 Years. Located in a popular residential road close to Valley School, Shortlands & Ravensbourne Stations, Shortlands Village & transport links to Bromley, Beckenham and London. Accommodation comprises two double bedrooms, 16' x 11' lounge, fitted kitchen and family bathroom as well as a 40' x 30' private rear garden and garage. Located just behind Shortlands golf course it is hard to believe you are so close to central Bromley and its amenities and a mere 15 minute train ride from Central London. Ideal home for all stages of life!

ENTRANCE HALL 11'9 x 8' I-shaped (3.58m x 2.44m I-shaped)

UPVC front door with windows either side leads into L-shaped entrance hall with large under stairs cupboard housing meters and electric consumer unit.

LOUNGE 16' x 11' (4.88m x 3.35m)



Double glazed window to rear, radiator and gas pebble effect feature fireplace with stainless steel surround.

FITTED KITCHEN 11'4 x 8'8 (3.45m x 2.64m)



Double glazed window to rear and UPVC door with glass insets and direct access to private garden, wall mounted Worcester Bosch combination boiler and tiled flooring. Range of wall and base units with work surfaces over and local tiling, 1.5 bowl stainless steel sink with drainer and mono bloc mixer tap, integrated four ring gas hob with extractor hood above and electric oven below, integrated fridge freezer, dishwasher and space with plumbing for washing machine.

FAMILY BATHROOM 8'1 x 5'9 (2.46m x 1.75m)



Opaque double glazed window to side, wall mounted bathroom cabinet with light and shaver point above, fully tiled walls and floor. Wash hand basin on vanity unit with with mono bloc mixer tap and storage below, concealed cistern low level WC, 'P' bath with central control and wall mounted shower over.

BEDROOM ONE 14' x 10'5 (4.27m x 3.18m)



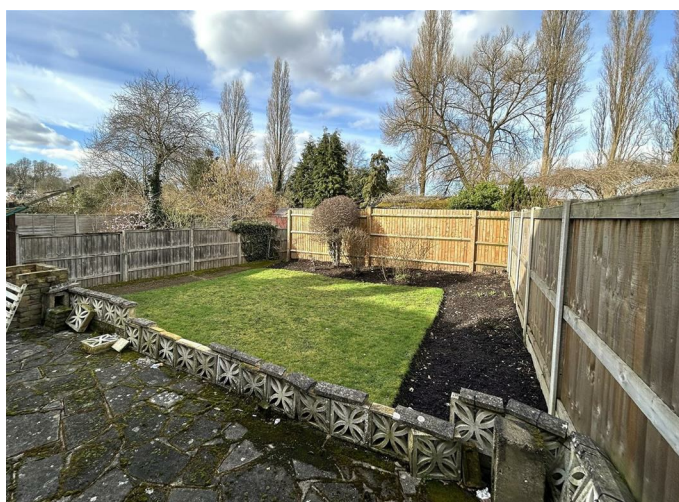
Double glazed window to front and radiator. Range of fitted wardrobes with bedside cabinets.

BEDROOM TWO 11' x 8'4 (3.35m x 2.54m)



Double glazed window to front and radiator. High level wall mounted cabinets.

GARDEN 40' x 30' (12.19m x 9.14m)



Patio with small retaining wall leads to laid lawn area with mature shrub borders.

GARAGE

Garage to rear of the property accessed via rear access road.

FRONTAGE



Pathway leading to front door.

LEASE & CHARGES

The property comes with an extended lease with 124 years in June (189 years starting 24 June 1958) and the rent is a peppercorn. The maintenance is done on an 'as and when' basis.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 64sqm (Approximately 689 sqft)

COUNCIL TAX BAND 'C'

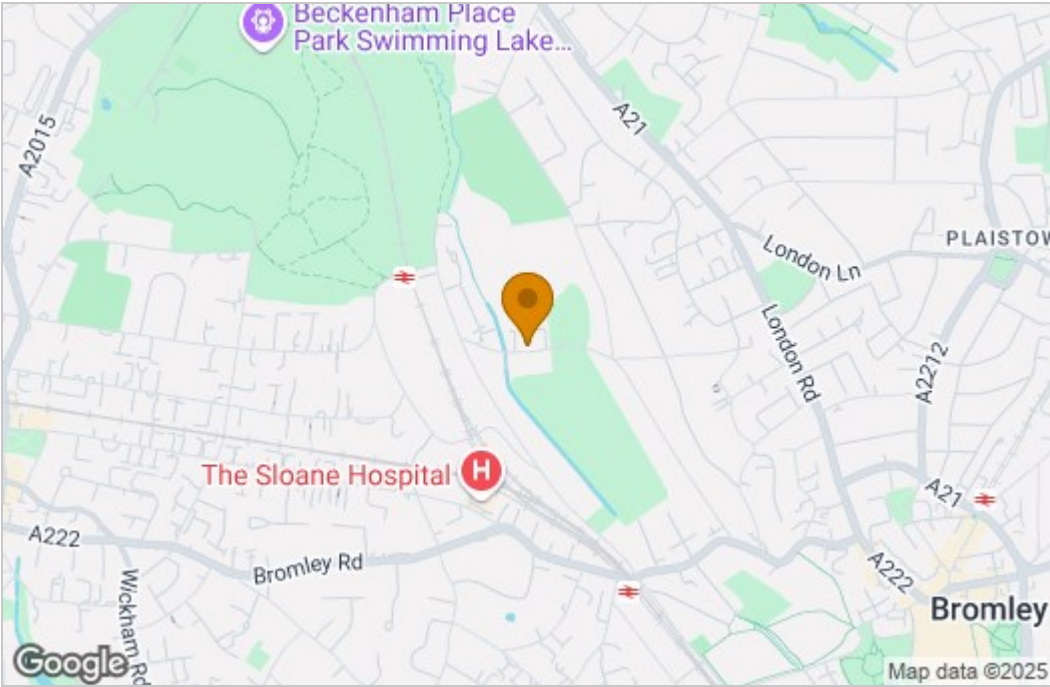
Floor Plan

GROUND FLOOR

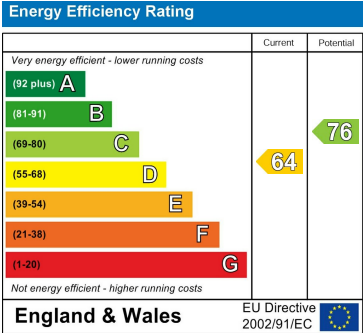


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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