



96 Faringdon Avenue, Bromley, BR2 8BU
£2,400 PCM

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- 4 Bedrooms
- 2 bathrooms
- Study
- Fitted kitchen
- Lounge
- Conservatory
- Parking
- Convenient location
- 60ft garden

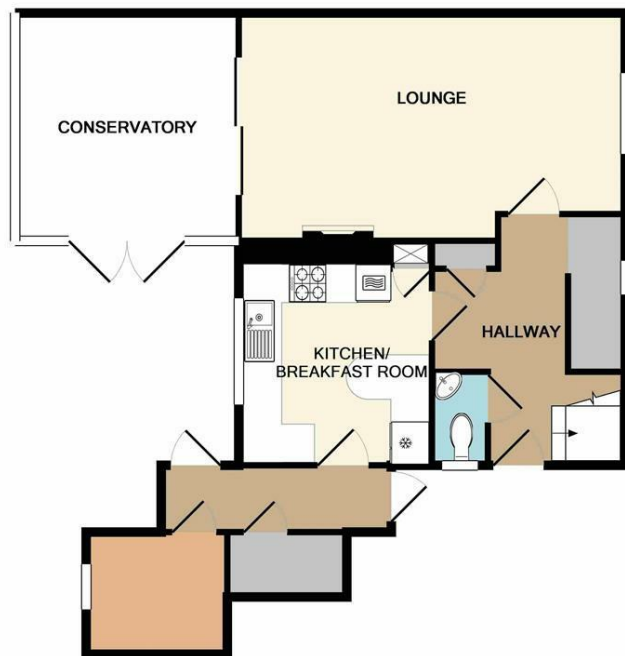


A spacious 4 BED, 2 BATH semi detached house situated in this established road close to local amenities including shops, public transport (on the R3 bus route) and highly regarded schools. The accommodation comprises a master suite with en-suite shower room on the second floor, 3 bedrooms and a family bathroom on the first floor whilst on the ground floor is a fitted kitchen with appliances, large lounge, conservatory and cloakroom. There is also a useful study which leads off the lobby. Benefits include gas central heating and double glazing. Outside the garden is a approximately 60ft and there is off street parking to front.

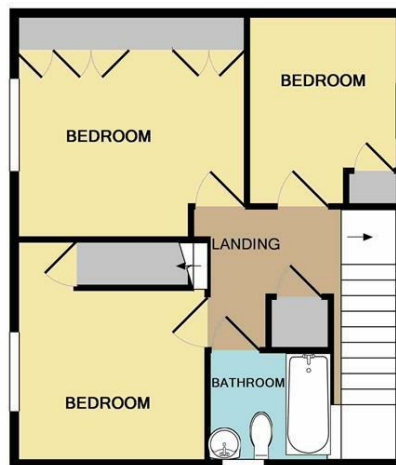
Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.

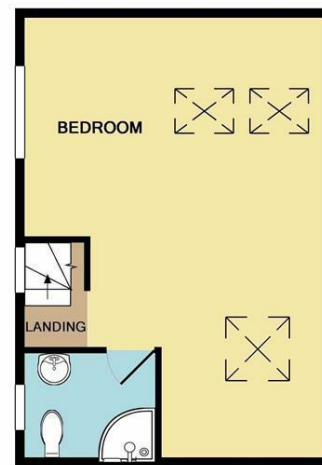




GROUND FLOOR
APPROX. FLOOR
AREA 701 SQ.FT.
(65.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)



96 FARRINGDON AVENUE BR2 8BU - EDMUND ESTATE AGENTS - ORPINGTON - TEL: 01689 821904
TOTAL APPROX. FLOOR AREA 1537 SQ.FT. (142.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01689 819991

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