

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Viewing by appointment with our Petts Wood Office - 01689 606666

53 Faringdon Avenue, Bromley, Kent, BR2 8BP

Guide Price £450,000 Freehold

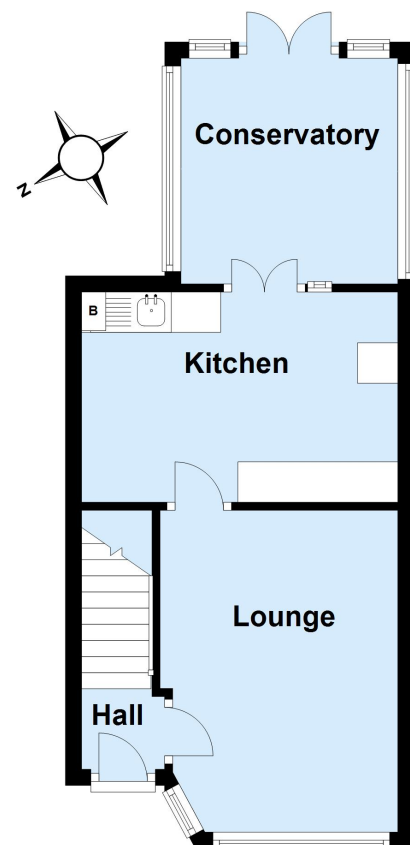
- Bromley/Petts Wood Borders
- Two Bedrooms
- Dining Conservatory
- Detached Double Garage

- Inner Terrace House
- Spacious Living Room
- Modern Bathroom
- Ideal for Mainline

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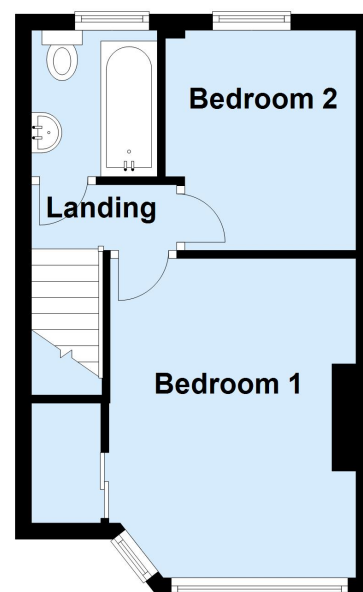
Ground Floor

Approx. 34.4 sq. metres (369.7 sq. feet)



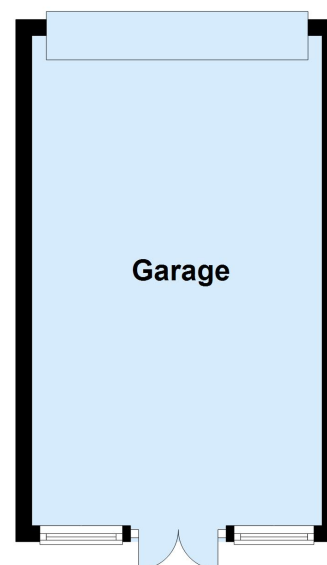
First Floor

Approx. 26.4 sq. metres (283.9 sq. feet)



Outbuilding

Approx. 21.8 sq. metres (235.1 sq. feet)



Total area: approx. 82.6 sq. metres (888.8 sq. feet)

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london



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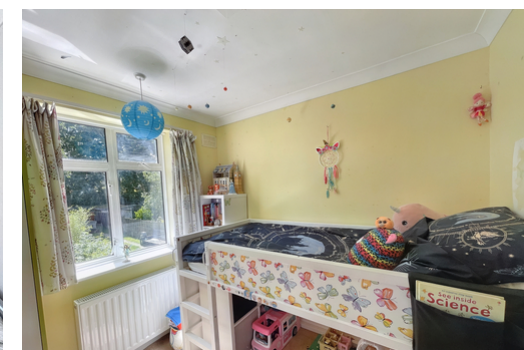
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GUIDE PRICE £450,000 - £475,000

This 1930's inner terrace is situated within close walking distance of Petts Wood mainline station, reputable nearby schools (Southborough, St James RC and Crofton schools), pre-schools and good transport links (nearby R3 and 208 bus routes in Southborough Lane), Petts Wood town centre for a comprehensive shopping experience, plus Jubilee Country Park for open spaces. The accommodation comprises two well proportioned bedrooms, a spacious living room to front aspect, generous kitchen, dining conservatory and family bathroom. There is a delightful rear garden leading to a detached double garage offering a work bench, power and light. You will also find a private parking space in the front garden. Additional benefits include double glazed windows, gas central heating and well presented interior. To fully appreciate this ideal starter home, viewing comes highly recommended. Exclusive to PROCTORS.

Location

From Petts Wood Station, bear right into Queensway and head towards Bromley. Continue into Frankswood Avenue and Southborough Lane, turn left into Oxhawth Crescent and continue into Faringdon Avenue.



Ground Floor

Entrance Hall

Double glazed entrance door, carpet.

Living Room

4.11m x 2.78m (13' 6" x 9' 1") (into alcove) Double glazed bay window to front, wood effect flooring, fireplace surround with electric fire, radiator, room thermostat.

Breakfast Kitchen

3.91m x 2.56m (12' 10" x 8' 5") Double glazed French doors to conservatory, range of wall and base cabinets, gas and electric oven point, wall mounted combination boiler, space for fridge freezer, wood effect flooring, radiator, breakfast bar, plumbed for washing machine and dishwasher.

Dining Conservatory

Double glazed French doors and double glazed windows, radiator,

wood effect flooring.

First Floor

Landing

Bedroom One

4.05m x 3.00m (13' 3" x 9' 10") (into alcove) Double glazed window to front, radiator, built-in wardrobe, recessed storage.

Bedroom Two

2.63m x 2.34m (8' 8" x 7' 8") Double glazed window to rear, radiator, access to mostly boarded and insulated loft (via ladder).

Bathroom

1.75m x 1.51m (5' 9" x 4' 11") Double glazed window to rear, white suite comprising, bath with shower attachment, hand basin, low level WC, chrome heated towel rail, part tiled walls, extractor fan, tiled walls.

Outside

Rear Garden

An attractive and well established garden, paved patio area, laid to lawn, established shrubs and borders. Access to double garage.

Garage

6.10m x 3.74m (20' 0" x 12' 3") Detached rear garage with power and light, up and over door, work bench optional.

Frontage

Private driveway to front for off road parking.

Additional Information

Council Tax

Bromley Council Tax Band D: