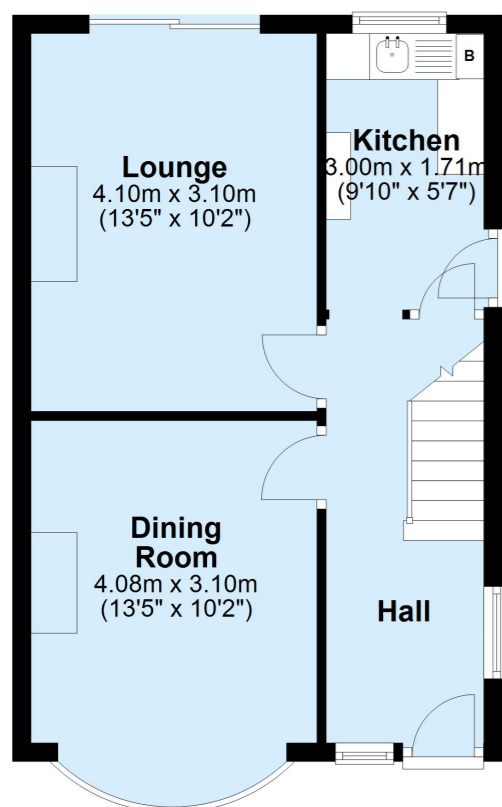


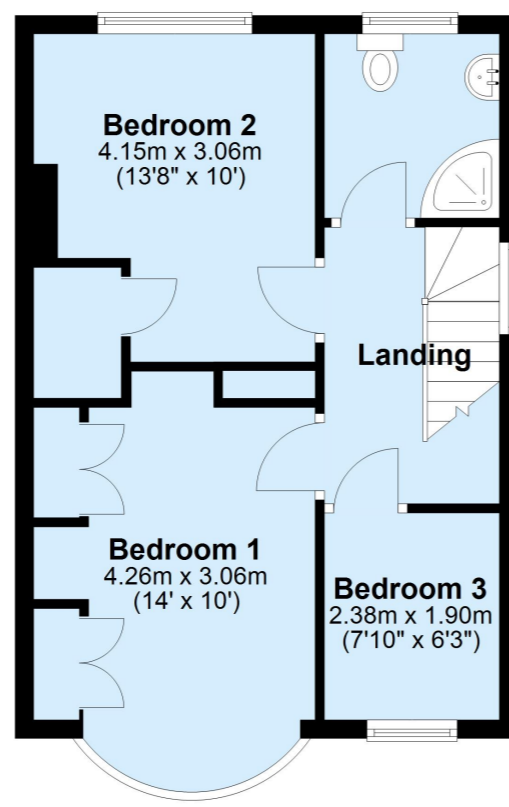
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		63
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		63
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



**Ground Floor**  
 Approx. 38.2 sq. metres (411.3 sq. feet)



**First Floor**  
 Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 76.5 sq. metres (823.4 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

2 Faringdon Avenue, Bromley, Kent, BR2 8BS

**Guide Price £500,000 Freehold**

- Bromley/Petts Wood Borders
- Wide Frontage
- Good for Mainline
- Two Reception Rooms
- End of Terrace Family Home
- Nearby Reputable Schools
- Three Bedrooms
- Desirable Location

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



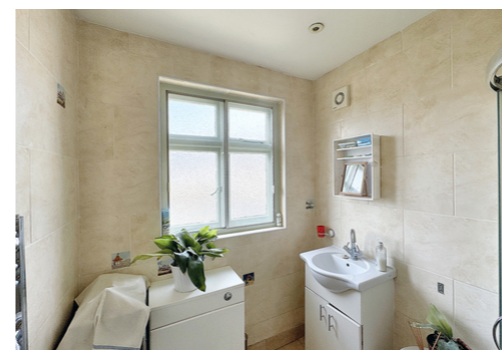


## 2 Faringdon Avenue, Bromley, Kent, BR2 8BS

A 1930's bay fronted end of terrace house situated on the Bromley/Petts Wood borders, within a short walking distance of Petts Wood mainline station (serving five mainline London stations, DLR service via Lewisham and ThamesLink service via Bromley South station) and Petts Wood town centre for an array of amenities. Reputable nearby schools (Southborough, St James RC and Crofton Schools), local bus transport (R3 and 208), serving Orpington and Bromley, plus Jubilee Country Park just off Southborough Lane. There are three bedrooms, two reception rooms, a basic kitchen and family bathroom. The property benefits from a wide frontage and side aspect garden providing potential space for a ground floor side extension (Subject to Planning Permission). Please note the property requires a degree of modernisation reflected in the asking price. For further information please contact the Sellers Sole Agent PROCTORS - Petts Wood.

### Location

From Petts Wood Station, bear right into Queensway, continue into Frankwood Avenue and Southborough Lane, turn left into Oxhathw Crescent and continue into Faringdon Avenue. The property is on your immediate right.



### GROUND FLOOR

#### Entrance Hall

Part glazed entrance door and casement window to front, wall heater (not working), under stairs meter cupboard.

#### Lounge

Bay casement window to front, period fireplace surround with tiled insert, radiator.

#### Dining Room

Double glazed patio doors to rear, fireplace surround, radiator.

#### Kitchen

Casement window to rear, door to lean to, wall and base cabinets, wall mounted central heating boiler, single sink unit, under stairs pantry cupboard.

#### Landing

Casement window to side, access to loft.

#### Bedroom One

Casement bay window to front, alcove wardrobes, built in cupboard, radiator.

#### Bedroom Two

Casement window to rear, deep built in cupboard, linen cupboard.

#### Bedroom Three

Casement window to front, radiator.

#### Shower Room

Casement window to rear, corner shower cubicle, back to cabinet W.C, hand basin on vanity unit, chrome heated towel rail, extractor fan, tiled floor and walls, extractor fan, recessed ceiling lights.

### OUTSIDE

#### Garden

Lean to storage to side elevation, laid to lawn, concrete patio base, established flowerbeds and trees, side access.

#### Frontage

A wide frontage and side garden aspect, private driveway.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: D

