
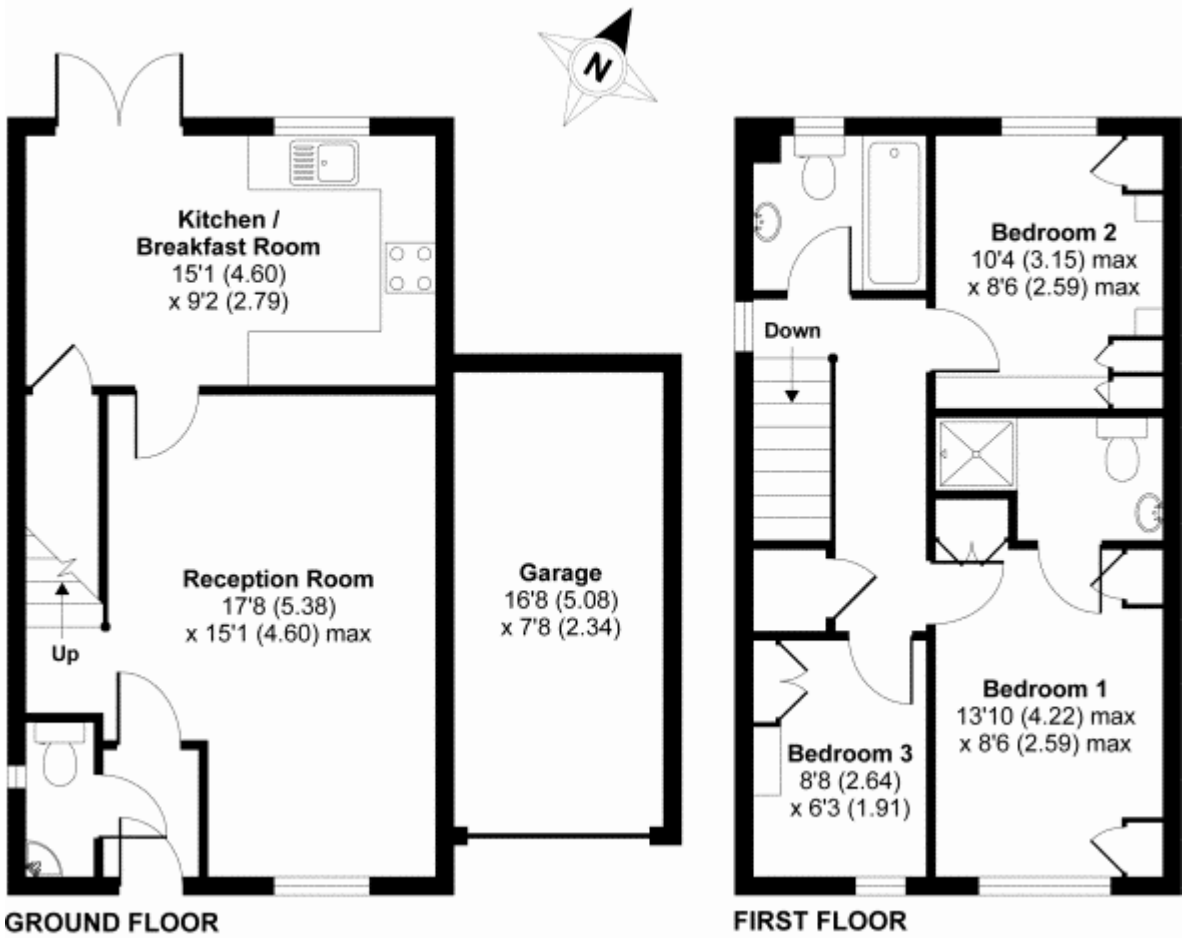




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	74	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

APPROX. GROSS INTERNAL FLOOR AREA 953 SQ FT 88.5 SQ METRES



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 &€“ www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

1 Wellbrook Road, Farnborough, Orpington, Kent, BR6 8PJ
Guide Price £600,000 Freehold

- Deceptively Spacious
- Three Bedrooms
- Dining Kitchen
- Potential to Extend (STPP)
- Linked-Detached House
- Generous Lounge
- En-Suite Shower Room
- Well-Presented Interior

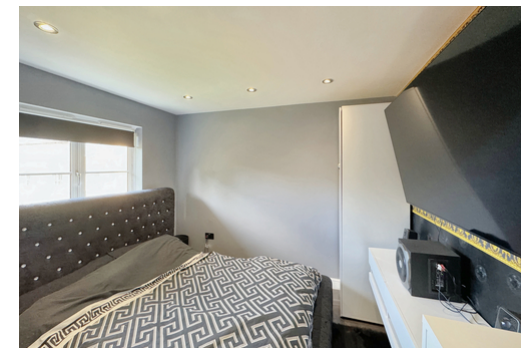
1 Wellbrook Road, Farnborough, Orpington, Kent, BR6 8PJ

GUIDE PRICE £600,000 - £625,000

This deceptively spacious linked-detached house comprises three well-proportioned bedrooms, an en-suite shower room off the main bedroom and family bathroom. There is a spacious lounge to front aspect, a generous dining kitchen, plus a ground floor cloakroom off the entrance hall. The property features a wide plot providing space to extend the side elevation (subject to the usual planning consent). There is a wide frontage, private driveway and attached garage. The interior is well-presented throughout to a neutral and contemporary standard. Benefits to note include double glazed windows, a stylish gloss white kitchen with new American style fridge/freezer and integrated washing machine, dining area with double glazed French doors leading the garden, fitted wardrobes to main bedroom, gas central heating, a pressurised hot water system and CHAIN FREE POSSESSION. Please call PROCTORS Petts Wood for further information.

Location

Wellbrook Road is ideally situated for Darrick Wood Schools, Locksbottom amenities and good transport links to Orpington and Bromley larger communities.



Ground Floor

Entrance Hall

Part glazed entrance door, radiator.

Cloakroom

Double glazed window to side, W.C., hand wash basin, radiator, circuit breaker.

Lounge

5.38m x 4.60m (17' 8" x 15' 1") Double glazed window to front, fitted window blinds, two radiators, TV point, open aspect staircase.

Dining Kitchen

4.58m x 2.76m (15' 0" x 9' 1") Double glazed window to rear, range of gloss white wall and base cabinets, built-in electric oven, gas hob set in worktop, stainless steel extractor hood, single sink unit, integrated washing machine, concealed central heating boiler, recently fitted free standing American style fridge/freezer to remain.

Dining Area

Double glazed French doors to garden, radiator, under stairs storage cupboard, recessed ceiling lights.

First Floor

Landing

Double glazed window to side, access to loft, built-in airing cupboard with pressurised hot water cylinder.

Bedroom One

3.60m x 2.60m (11' 10" x 8' 6") Double glazed window to front, fitted wardrobes, radiator, natural wood flooring. Door to en-suite shower room.

En-Suite Shower Room

2.58m x 1.36m (8' 6" x 4' 6") (into shower) Recessed shower cubicle, built-in controls, W.C., hand wash basin on vanity unit, ceramic tiled floor and walls, extractor fan, recessed ceiling lights, towel rail.

Bedroom Two

3.12m x 2.60m (10' 3" x 8' 6") Double glazed window to front, fitted dressing table, radiator, recessed ceiling lights.

Bedroom Three

2.64m x 1.91m (8' 8" x 6' 3") Double glazed window to front, radiator, natural wood flooring, recessed ceiling lights.

Family Bathroom

1.92m x 1.70m (6' 4" x 5' 7") Double glazed window to rear, white suite comprising bath, W.C., hand wash basin on vanity unit, radiator, part tiled walls, recessed ceiling lights,

Outside

Rear Garden

A wide plot mainly laid to lawn, paved patio area, side access gate.

Frontage

Private garden and driveway, laid to lawn.

Attached Garage

Linked garage, up and over door, power and light.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : E