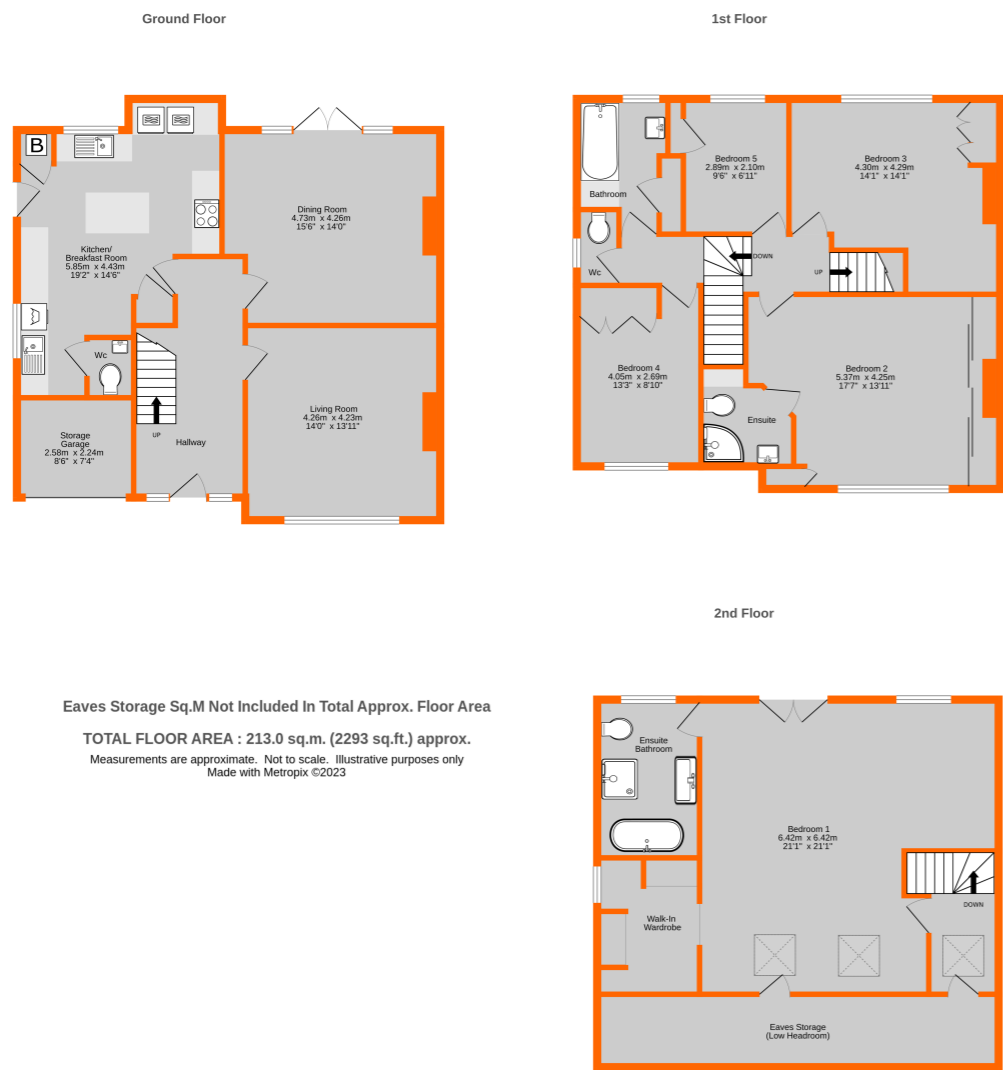


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Eaves Storage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 213.0 sq.m. (2293 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



Viewing by appointment with our West Wickham Office - 020 8460 7252

54 Farnaby Road, Bromley, Kent BR1 4BJ
£1,075,000 Freehold

- Impressive 5 Bedroom Semi Detached.
- Modern Kitchen With Appliances.
- Shower Room & 2 Bathrooms.
- Short Walk Shortlands Station.
- 2 Good Proportion Reception Rooms.
- Generous Loft Extension Principal Suite.
- Ample Parking To Front.
- 124' Garden With Spacious Terrace.

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 free mortgage advice and may also recommend firms of Solicitors and 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 a 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

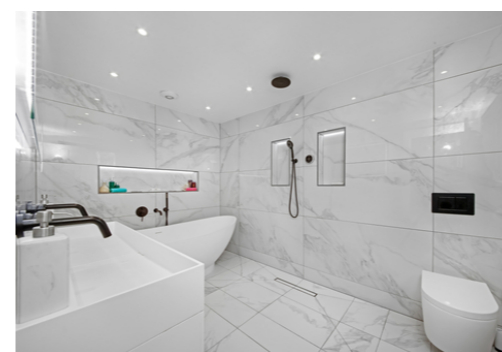


54 Farnaby Road, Bromley, Kent BR1 4BJ

Impressive, beautifully presented, extended five bedroom semi detached family home, having a superb loft extension, providing the generous L shape principal bedroom with double glazed doors and a Juliette balcony overlooking the garden, a walk in dressing room and beautifully appointed en-suite bathroom, with a wet room style shower and freestanding bath. Off the welcoming hallway are the two delightful reception rooms and the L shape kitchen/breakfast room, which is beautifully appointed with various kitchen appliances and Corian work surfaces, including to the island unit, which has a breakfast bar. Utility area to one end of the kitchen and a white suite cloakroom. Four bedrooms (three doubles), a white suite bathroom and separate w.c. to the first floor, with the second bedroom having a white en-suite shower room. The kitchen/breakfast room, cloakroom and en suite bathroom to the principal bedroom, have underfloor heating. The hallway and two good proportion reception rooms have engineered oak flooring. Parking to the front for several vehicles and storage garage. 124' rear garden with spacious block pavior terrace with steps leading up to the garden, which is laid mainly to lawn. Prior approval granted July 2020 for householder permitted development for a six metre single storey rear extension.

Location

Farnaby Road runs between Beckenham Lane and Ravensbourne Avenue and this property is in the section of the road between Beckenham Lane and Bromley Avenue. Shortlands Station (Zone 4) is about 0.4 of a mile away and therefore within walking distance, along with shops in Shortlands Village. Bromley High Street is also within walking distance and offers a range of amenities including The Glades Shopping Centre, The Churchill Theatre, Bromley North Station and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria. Shortlands Golf Course is off Ravensbourne Avenue and there are recreation grounds accessed off Recreation Road and Queens Mead Road. Local schools include Valley Primary, Harris Primary Academy and Bishop Challoner Primary School.



Ground Floor

Entrance

Via covered porch with two downlights and front door to:

Hallway

4.99m x 2.10m (16' 4" x 6' 11") Radiator, brushed steel ceiling downlights, engineered oak flooring

Living Room

4.26m x 4.23m into alcoves (14' 0" x 13' 11") Double glazed leaded light front window, radiator, engineered oak flooring, cornice, brushed steel ceiling downlights, pebble effect remote controlled gas fire in a raised recess with a limestone fire surround

Dining Room

4.73m into alcoves x 4.26m (15' 6" x 14' 0") Double glazed doors and windows to rear, radiator, brushed steel ceiling downlights, engineered oak flooring

Kitchen/Breakfast Room

5.85m reducing to 3.84m (12' 7") x 4.43m (19' 2" x 14' 6") Appointed with a good range of white and wood effect fitted wall and base units and drawers, stainless steel 1 1/2 sink with a chrome mixer tap and drainer cut into the Corian work surface, second stainless steel sink with a chrome mixer tap and drainer cut into the Corian work surface, island unit with breakfast bar and Corian work surface, double glazed rear and side windows, part double glazed side door, integrated Hotpoint twin electric ovens, Hotpoint microwave and Hotpoint coffee machine, integrated Siemens induction hob with an extractor unit above, integrated Neff dishwasher with unit above housing the Worcester boiler, plumbing/space for washing machine and space for tumble dryer, space for American style fridge/freezer, brushed steel ceiling downlights, tiled floor with underfloor heating, under stairs cupboard housing consumer unit and electric meter, pull out larder unit, door to:

Cloakroom

1.17m x 0.87m (3' 10" x 2' 10") White low level w.c. and wash basin with a chrome mixer tap having a white cupboard beneath, tiled floor with underfloor heating

First Floor

Landing

Split landing either side of staircase, staircase to second floor

Bedroom 2

5.37m including wardrobes reducing to 4.34 (14' 3") x 4.25m (17' 7" x 13' 11") Double glazed leaded light front window, radiator, eaves storage cupboard, fitted wardrobes to one wall with three sliding doors one being mirror fronted, door to:

En Suite Shower Room

1.98m x 1.72m (6' 6" x 5' 8") Appointed with a white suite of tiled corner shower with a chrome shower, hand shower and Mira controls, white low level w.c. and rectangular wash basin with a chrome mixer tap and two drawers beneath, chrome ladder style radiator, tiled floor, tiled walls and shelving

Bedroom 3

4.29m including wardrobe x 4.30m into recess reducing to 3.17m (10' 5") (14' 1" x 14' 1") Double glazed rear window, double radiator, double and single fitted wardrobe with double and single low level cupboard and desk

Bedroom 4

4.05m including wardrobes x 2.69m (13' 3" x 8' 10") Double glazed leaded light front window, double radiator, brushed steel ceiling downlights, double and single fitted wardrobes

Bedroom 5

2.89m x 2.10m (9' 6" x 6' 11") Double glazed rear window, double radiator, brushed steel ceiling downlights, store cupboard

Bathroom

2.82m x 2.08m (9' 3" x 6' 10") Double glazed rear window, tiled walls, appointed with a white suite of bath with a chrome mixer tap/shower attachment and pedestal wash basin, chrome ladder style towel rail, store cupboard

Separate W.C.

1.65m x 0.84m (5' 5" x 2' 9") Double glazed side window, white low level w.c., tiled walls and floor

Second Floor

Second Floor Landing

Double glazed front Velux window, eaves storage cupboard, door to:

Bedroom 1

6.42m reducing to 3.98m (13' 1") x 6.42m (21' 1" x 21' 1") Fabulous L shape room with two double glazed front Velux windows, eaves storage cupboard, two upright radiators, double glazed rear window, double glazed doors with glass Juliette balcony to rear, ceiling downlights, doorway to:

Dressing Room

2.83m x 2.30m (9' 3" x 7' 7") Double glazed side window, ceiling downlights, shelving, hanging rails, drawers

En Suite Bathroom

3.44m x 2.07m (11' 3" x 6' 9") Double glazed rear window, wet room style shower with a black shower, hand shower and Mira controls, white freestanding bath with a wall mounted black hand shower and mixer tap, white concealed cistern low level w.c. and twin sink with two drawers beneath and two black mixer taps, ceiling downlights, tiled floor with underfloor heating, heated towel rail

Outside

Rear Garden

37.75m x 10.62m (124' x 35') Block pavior terrace with raised pebble areas and shrub border, steps up to the garden, laid mainly to lawn, timber shed, further pebble seating area to rear of the garden with sleeper edging, side access with wooden gate to front, outside tap

Front Garden

Indian sandstone paving providing parking for five/six vehicles, brick wall to front and both sides, raised shrub border to one side with bay trees and shrubs, outside lighting

Storage Garage

2.58m x 2.24m (8' 6" x 7' 4") Roller up door, light

Additional Information

Council Tax

London Borough of Bromley - Band F