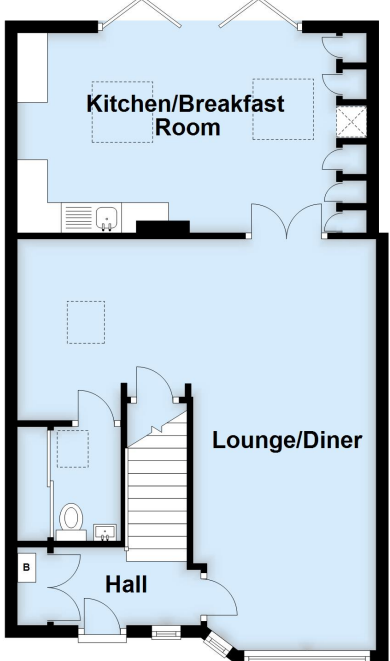
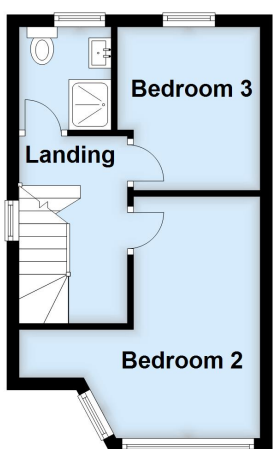


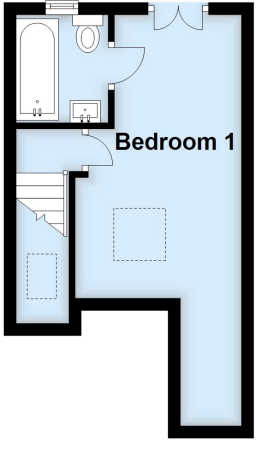
**Ground Floor**  
Approx. 58.6 sq. metres (630.8 sq. feet)



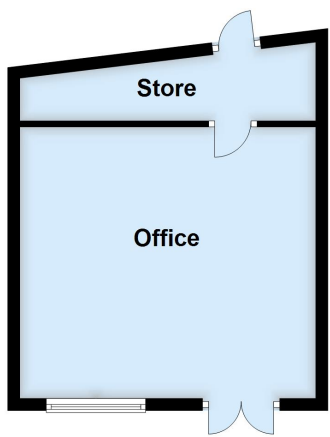
**First Floor**  
Approx. 25.8 sq. metres (277.2 sq. feet)



**Second Floor**  
Approx. 20.0 sq. metres (214.8 sq. feet)



**Outbuilding**  
Approx. 27.3 sq. metres (294.3 sq. feet)



Total area: approx. 131.7 sq. metres (1417.1 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 free fee 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

49 Faringdon Avenue, Bromley, Kent, BR2 8BP  
**Guide Price £620,000 Freehold**

- Deceptively Spacious
- Kitchen with Breakfast Island
- New Loft Conversion
- Ground Floor Cloakroom
- Three Generous Bedrooms
- Spacious Lounge/Diner
- En-Suite Bathroom
- Home Office/Gym

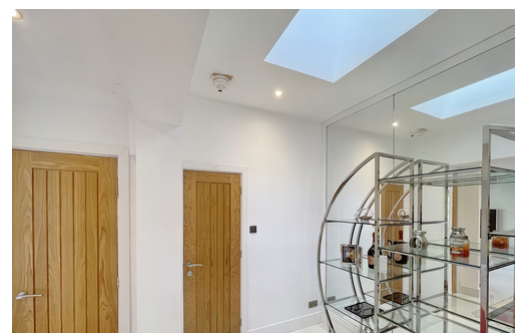


## 49 Faringdon Avenue, Bromley, Kent, BR2 8BP

Interior viewing comes highly recommended. The owners of this 1930's built family house have just refurbished the interior and created an impressive loft conversion comprising a main bedroom with en-suite bathroom and Juliet balcony to rear aspect. There are three generous bedrooms, a spacious 'L' shaped lounge/diner, breakfast kitchen, ground floor cloakroom and family shower room. The newly fitted kitchen features a range of contemporary cabinetry, a large quartz breakfast island with Belfast sink and integrated dishwasher, wall to wall bi-fold doors for that seamless transition to the garden and 'Velux' roof light creating additional light. The property also benefits from a newly formed garden summer house which makes the perfect home office, gaming room or gym. Benefits to note include off road parking to front, gas central heating by combination boiler, ground floor porcelain flooring, plantation window shutters, new interior doors, car charging point, 'Velux' windows, double glazed windows and well presented interior. The property is situated within walking distance of Petts Wood mainline station, the town centre for an outstanding choice of independent shops, larger stores and eateries , reputable nearby schools, good transport links (bus routes R3 and 208), plus exceptional open green spaces. EXCLUSIVE TO PROCTORS.

### Location

From Petts Wood station, bear right into Queensway, continue into Frankswood Avenue and Southborough Lane, turn left into Oxhawth Crescent and Faringdon Avenue is straight ahead.



### Ground Floor

#### Entrance Hall

Double glazed entrance door, built-in coat cupboard with combination boiler, radiator, porcelain tiled floor, feature porthole window.

#### Lounge Area

6.75m x 3.02m (22' 2" x 10' 0") Double glazed window to front, plantation shutters, porcelain tiled floor, recessed ceiling lighting, vertical radiator.

#### Dining Room

3.10m x 3.00m (10' 2" x 9' 10") Velux double glazed window, large wall mirrors, recessed ceiling lighting, under stairs cupboard, Georgian French doors to breakfast kitchen.

#### Breakfast Kitchen

5.65m x 3.30m (18' 6" x 10' 10") Wall to wall bi-folding doors, range of contemporary wall and base cabinets, central island with quartz worktop, inset Belfast sink with fluted drainer, integrated dishwasher, all appliances (American fridge freezer, range oven, microwave oven and wine cooler - negotiable), two Velux double glazed skylight windows, stainless steel extractor chimney, vertical radiator, porcelain tiled floor, recessed ceiling lighting.

#### Laundry/ Cloakroom

1.60m x 1.13m (5' 3" x 3' 8") (excludes storage depth) Back to cabinet WC, hand basin on

vanity unit, deep storage area with sliding mirror doors, space for washing machine and tumble dryer, double glazed Velux skylight, ceramic tiled floor and walls, chrome vertical radiator.

### First Floor

#### Landing

Double glazed window to side, recessed ceiling lighting, new interior doors.

#### Bedroom Two

3.98m x 2.10m (13' 1" x 7' 0") (widens to 3.95m) Double glazed bay window to front, plantation shutters, radiator, recessed ceiling lighting, deep recess for wardrobe.

#### Bedroom Three

2.66m x 2.35m (8' 9" x 7' 9") Double glazed window to rear, plantation shutters, mirrored wardrobes to remain, recessed ceiling lighting.

#### Family Shower Room

Double glazed window to rear, plantation shutters, WC, hand basin on vanity unit, shower cubicle with built-in control and drench shower, chrome heated towel rail, wall cabinet, ceramic tiled floor and walls, recessed ceiling lighting, extractor fan.

### Second Floor

#### Landing

Double glazed Velux skylight window.

### Bedroom One

4.72m x 2.75m (15' 6" x 9' 0") Double glazed French doors to Juliet balcony, double glazed Velux skylight window to front, vertical radiator, mirrored wardrobes, recessed ceiling lighting, under eaves storage.

### En-suite Bathroom

Double glazed window to rear, contemporary white suite comprising freestanding oval bath, WC, hand basin on vanity unit, wall cabinet, ceramic tiled floor and walls, recessed ceiling lighting, extractor fan, wall mounted taps.

### Outside

#### Garden

A contemporary decked patio with modern privacy screens, exterior lighting, synthetic lawn area.

#### Summer House

4.90m x 4.50m (16' 1" x 14' 9") Double glazed French doors, double glazed window, recessed ceiling lighting, wall heater, door to storage room.

### Storage Room

Door to rear, power and light.

### Council Tax

Bromley Council Tax Band D