



£995,000
Farnaby Road
BR1

CURRAN & PINNER

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Farnaby Road

BR1

- Detached House
- 4 Bedrooms
- Double Garage
- Garden
- Close to Schools and transport links





A truly sensational, unique and immaculately presented 4 Bedroom, 1960s built Detached Family House, located on the ever popular Farnaby Road with views overlooking Shortlands golf course.

The entire property has been lovingly modernised and enhanced to an exceptional standard by the current owners and is ideally suited to the growing or existing family. The current owners have installed and added a number of additional features thereby offering a highly comfortable, functional and contemporary lifestyle to the accommodation.

Farnaby Road is one of Shortlands' premier roads and falls within the catchment for the highly regarded Valley primary school with its Ofsted (Good) report plus Harris Primary Academy Shortlands (Outstanding), Highfield Infants' (Outstanding) and Junior (Good) schools all close by.

For those with a need to commute the property is within walking distance of both Shortlands and Ravensbourne railway stations offering excellent services into Central London via London Blackfriars, Victoria and London Bridge. Farnaby Road is located on the 354 & 358 bus routes linking Bromley, Beckenham, Clockhouse and Anerley offering a convenient mode of public transport for local schoolchildren.

The vibrant town centres of Beckenham and Bromley are just a short drive away offering a huge variety of restaurants, leisure facilities and bespoke clothing shops. With well over 400 retail units to choose from, Bromley is one of the most extensive shopping centres in the region. The Glades Shopping Centre boasts over 130 stores alone.

Externally to the front the property features a lawned front garden with borders and possibilities to create additional off road parking for up to 2 vehicles subject to needs, to the end of the rear garden is a double garage which can be accessed via a driveway which is shared with the adjacent property or directly from the garden. Internally, this property comes, 'into its own' and offers carefully designed fittings, bright, spacious accommodation as downstairs has been open planned to create an abundance of natural light and contemporary themes which have been skilfully blended with the original charm and character of this superb residence.

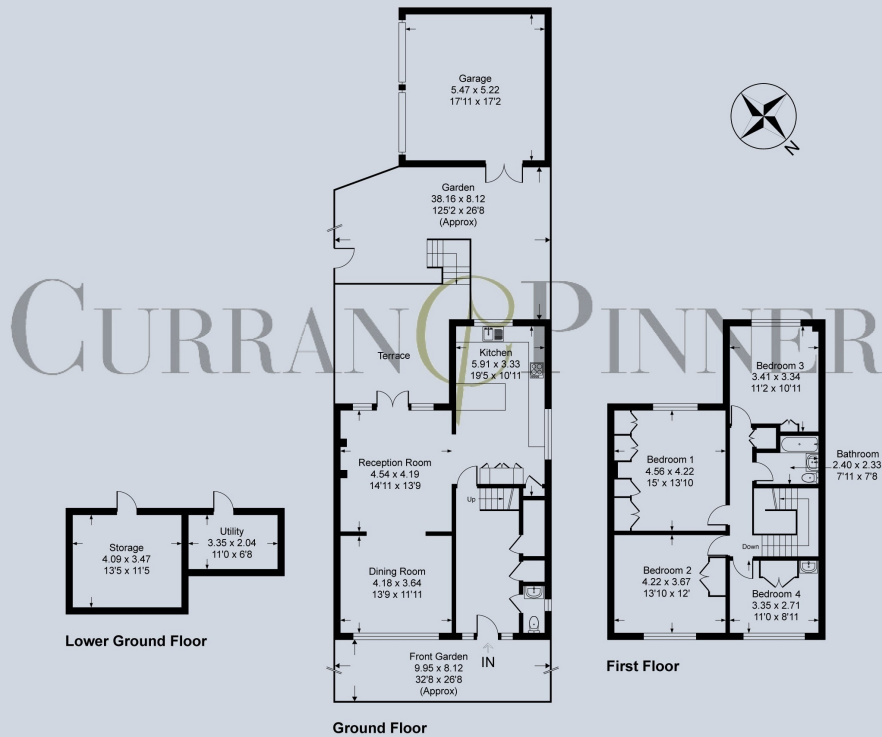
The entire accommodation benefits generously proportioned rooms and flows beautifully, the entrance hall with cloakroom leads to the front dining room and rear living room with log burner/stove which comprises a fully open planned kitchen and further reception area with patio doors to the delightful, 100' southerly facing garden. Another jewel to the property is the landscaped garden, the newly built veranda benefits an outlook over Shortlands golf course with stairs and lighting leading to the paved patio area plus basement storage/utility area. The garden is well maintained with lawn, borders with mature shrubs plus access to both garage and golf course.

The new Kitchen features a range of wall and base units with integrated appliances, breakfast bar and Karndean flooring throughout. The first floor incorporates 4 superbly proportioned double bedrooms, the spacious modern family bathroom with matching suite benefits shower over bath. The sizeable insulated loft offers conversion possibilities subject to the usual buildings controls.

In our opinion this stunning property will attract immediate and significant interest and all prospective purchasers are strongly advised to view immediately to avoid disappointment and to fully appreciate the overall size and quality of the accommodation on offer.

Tenure: Freehold Council Tax Band: F





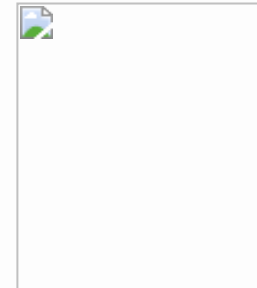
199 Square Metres
2134 Square Feet

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Reception Room 4.19m x 4.54m (13' 9" x 14' 11")
- Dining Room 3.64m x 4.18m (11' 11" x 13' 9")
- Kitchen 3.33m x 5.91m (10' 11" x 19' 5")
- Bedroom 1 4.22m x 4.56m (13' 10" x 15' 0")
- Bedroom 2 3.67m x 4.22m (12' 0" x 13' 10")
- Bedroom 3 3.34m x 3.41m (10' 11" x 11' 2")
- Bedroom 4 2.71m x 3.35m (8' 11" x 11' 0")
- Bathroom 2.33m x 2.40m (7' 8" x 7' 10")
- Utility 2.04m x 3.35m (6' 8" x 11' 0")
- Storage 3.47m x 4.09m (11' 5" x 13' 5")
- Garden 8.12m x 38.16m (26' 8" x 125' 2")
- Garage 5.22m x 5.47m (17' 2" x 17' 11")



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