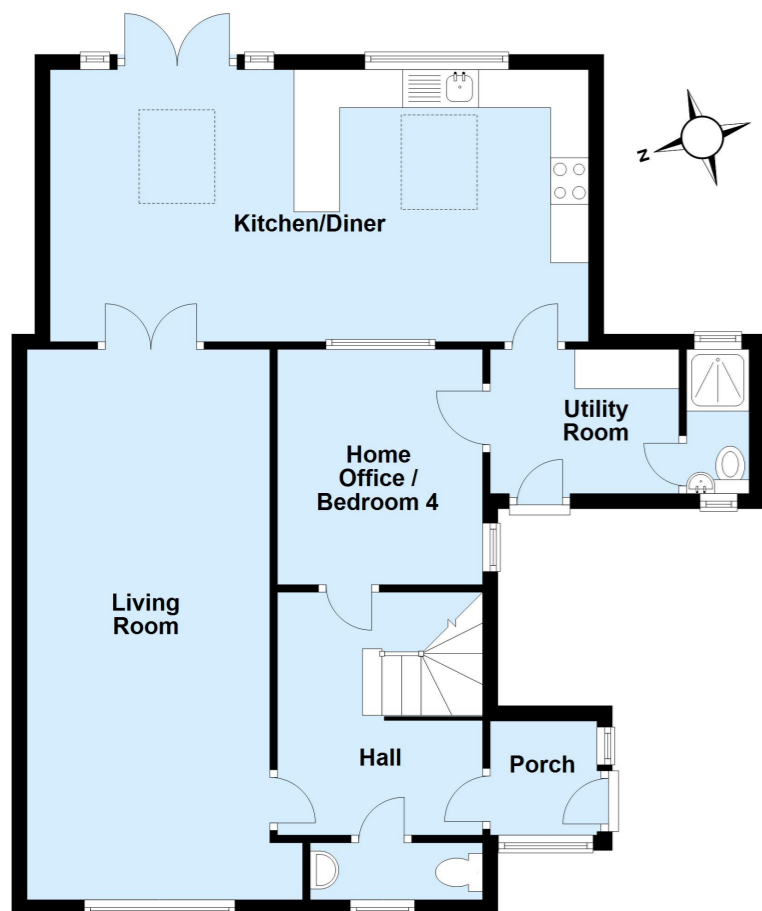


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



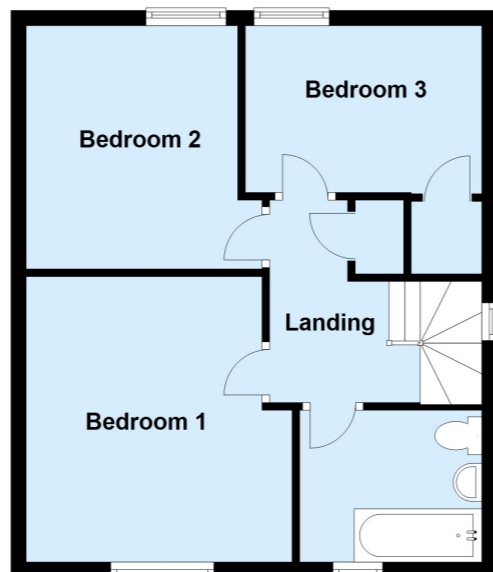
Ground Floor

Approx. 78.6 sq. metres (846.3 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 121.0 sq. metres (1303.0 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

95 Faringdon Avenue, Bromley, Kent, BR2 8BT

Guide Price £585,000 Freehold

- Extended EOT House
- Three Spacious Bedrooms
- GF Shower Room
- Home Office/4th Bedroom
- Generous Dining Kitchen
- Large Living Space
- Family Bathroom
- Separate Utility Room

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.
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95 Faringdon Avenue, Bromley, Kent, BR2 8BT

An extended end of terrace house situated on the Bromley/Petts Wood borders, convenient for nearby reputable schools, Petts Wood mainline station, good transport links Bromley and Orpington amenities, (R7, R3 and 208 bus routes), plus a great deal of open green spaces. Petts Wood town centre is within easy walking distance, providing an abundance of shops, larger stores restaurants and delis. The accommodation has been extended by the present owners to provide an impressive dining kitchen with Velux skylights, a peninsular breakfast bar and TV/ family area. Additionally, you will find well-proportioned living space, separate home office/4th bedroom, ground floor shower room with WC, separate utility room, three generous bedrooms and a family bathroom. There is a wide frontage offering parking for several cars and an attractive rear garden laid to lawn. Benefits include double glazed windows installed in 2019, new porch and inner front door installed in 2018, extended kitchen and living space extended in 2016, gas central heating, a re-modelled family bathroom, shower room and cloakroom. Interior viewing comes highly recommended. Exclusive to PROCTORS.

Location

From Petts Wood Queensway, continue into Frankswood Avenue and Southborough Lane, turn left into Oxhathw Crescent and then continue into Faringdon Avenue



Ground Floor

Entrance Porch

Double glazed entrance door.

Entrance Hall

Double glazed door to side, radiator, under stairs cupboard.

Cloakroom

Double glazed window to front, contemporary white suite comprising back to cabinet WC, hand wash basin on vanity unit, chrome heated towel rail, mirror cabinet.

Through Lounge

7.08m x 3.07m (23' 3" x 10' 1") Double glazed window to front, two radiators, inner French doors to extended dining room.

Dining Kitchen

6.97m x 3.36m (22' 10" x 11' 0") Double glazed window to rear, fitted wall and base cabinets from Magnet, freestanding range oven with double oven, separate grill and gas hob with five burners, stainless steel extractor hood, Belfast sink unit, fluted drainer, quartz work surface and peninsular breakfast bar, integrated dishwasher, ceramic tiled floor, large Velux skylight, column radiator, door to utility room.

Dining Area

Double glazed French doors to garden, column radiator, ceramic tiled floor, large Velux skylight..

Home Office

2.97m x 2.60m (9' 9" x 8' 6") Double glazed window to side, radiator.

Utility Room

2.83m x 1.93m (9' 3" x 6' 4") Double glazed entrance door, work surface area with space for additional white goods, plumbed for washing machine, column radiator, wall mounted central heating boiler, ceramic tiled floor.

Shower Room and WC

1.74m x 1.08m (5' 9" x 3' 7") Double glazed window to front, contemporary white suite comprising large shower cubicle with built-in controls, sliding shower screen, WC, hand wash basin, ceramic tiled floor, extractor fan.

First Floor

Landing

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

Bedroom One

3.87m x 3.51m (12' 8" x 11' 6") Double glazed window to front, radiator.

Bedroom Two

3.02m x 2.85m (10' 0" x 9' 4") Double glazed window to rear, radiator.

Bedroom Three

2.90m x 1.98m (9' 6" x 6' 6") Double glazed window to rear, radiator, built-in wardrobe.

Family Bathroom

2.25m x 1.85m (7' 5" x 6' 1") Double glazed window to front, contemporary white suite comprising bath with electric shower and screen, back to cabinet WC and hand wash basin on vanity unit, column radiator, ceramic tiled floor, extractor fan.

Outside

Garden

Paved patio area, laid to lawn, raised deck for further seating and dining.

Frontage

A wide corner plot frontage, vehicular and personal gate, off road parking for three cars.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : D