


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		62
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Total area: approx. 67.9 sq. metres (730.6 sq. feet)
This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

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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Viewing by appointment with our Petts Wood Office - 01689 606666

3 Faringdon Avenue, Bromley, Kent, BR2 8BP
£575,000 Freehold

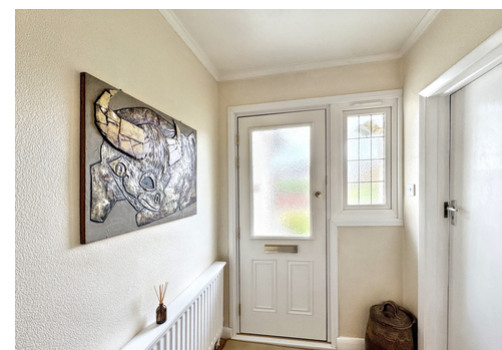
- Semi Detached Bungalow
- Two Reception Rooms
- On a Bus Route
- Well Presented
- Extended Kitchen
- Two Double Bedrooms
- Nearby Reputable Schools
- Attached Garage

3 Faringdon Avenue, Bromley, Kent, BR2 8BP

An attractive 1930's built double fronted semi detached bungalow occupying a desirable location on the Bromley/Petts Wood borders. The property is situated within easy reach of Petts Wood town centre, mainline station, good transport links (bus routes R3, R7 and 208), Queensway high street, reputable local schools and lots of open green spaces for enjoyment. The bright and airy accommodation comprises two double bedrooms, a spacious lounge to rear aspect, separate dining room (former kitchen), extended kitchen and bathroom off the hallway. Outside you will note an attractive east facing garden providing access to the attached garage, wide frontage and private driveway. Benefits to note include double glazed windows, gas central heating, well presented interior, double aspect master bedroom and kitchen, fully replaced tiled roof, further scope to extend the rear aspect and potential for a loft conversion to mirror neighbouring properties (subject to planning and building regulations), plus chain free occupation. Exclusive to **PROCTORS**.

Location

From Petts Wood Station, bear right into Queensway, continue into Frankwood Avenue and Southborough Lane. Turn left in Oxhawth Crescent and continue into Faringdon Avenue.



Entrance Hall

Double glazed entrance door, window to front, radiator, built in meter cupboard (gas and electric), access to loft via ladder.

Lounge

4.11m x 3.80m (13' 6" x 12' 6") (into alcove) Double glazed patio doors to rear, two radiators, fireplace surround, alcove shelves.

Dining Room

Double glazed window to rear, higher level window to side, glazed door to kitchen, radiator.

Kitchen

2.96m x 2.58m (9' 9" x 8' 6") 2.96m x 2.58m (9' 9" x 8' 6") Double glazed window to rear overlooking garden, wall and base cabinets, gas oven with gas hob, one and a half bowl sink unit, radiator, washing machine (negotiable), concealed combination boiler.



Bedroom One

5.38m x 2.89m (17' 8" x 9' 6") (into bay window) Double glazed bay window to front, double glazed window to side, fitted wardrobes, two radiators.

Bedroom Two

3.98m x 3.03m (13' 1" x 10' 0") Double glazed window to front, radiator.

Bathroom

2.27m x 1.96m (7' 5" x 6' 5") Double glazed window to side, bath, hand basin, W.C, built in linen cupboard, radiator, shower attachment.



OUTSIDE

Garden

65ft approx. Paved patio area, laid to lawn, well stocked borders, mature shrubs and trees, garden shed, potting shed, ornamental fish pond and rockery, outside tap, fruit trees. Access to garage.

Attached Garage

Up and over door, power and light, double glazed door to rear

Frontage

An attractive front garden with raised borders. Private driveway leading to an attached garage.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: D