



120 Faringdon Avenue, Bromley/Petts Wood Borders, Kent,  
BR2 8BU

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- EXTENDED 3 Bedroom Semi Detached Family Home
- Open Plan Kitchen/Breakfast Room With Bi-Fold Doors & Central Island
- Separate Lounge - First Floor Bathroom - Ground Floor W.C.
- Stunning Garden With Decked Patio & Custom Built Summerhouse
- 3 First Floor Bedrooms
- Off Road Parking In This "No Through Road" Location
- Excellent Position With Access To Petts Wood



A rare opportunity to purchase this lovely family home, which has had a sizable ground floor extension to the rear to offer a stunning, open plan, kitchen/family room. The property is a larger than average semi detached home, featuring three good size bedrooms, a first floor family bathroom, a ground floor W.C and a separate lounge to the front. Across the rear the feature kitchen/breakfast room offers a stylish kitchen, a large central island and a full set of bi-fold doors to the rear. There is also space for a sofa and dining table. Further features include size access with original brick stores, off road parking to the front and a well appointed rear garden, which has been designed to offer a sizeable decked patio, a timber shed and a custom built outbuilding which could be utilized as a home office. The garden is also very secluded via a selection of trees, so offers excellent privacy. The property is located within this "no through road" location with near immediate access to local woodland. There is also near by access to central Petts Wood and its mainline station. A viewing comes recommended.

## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



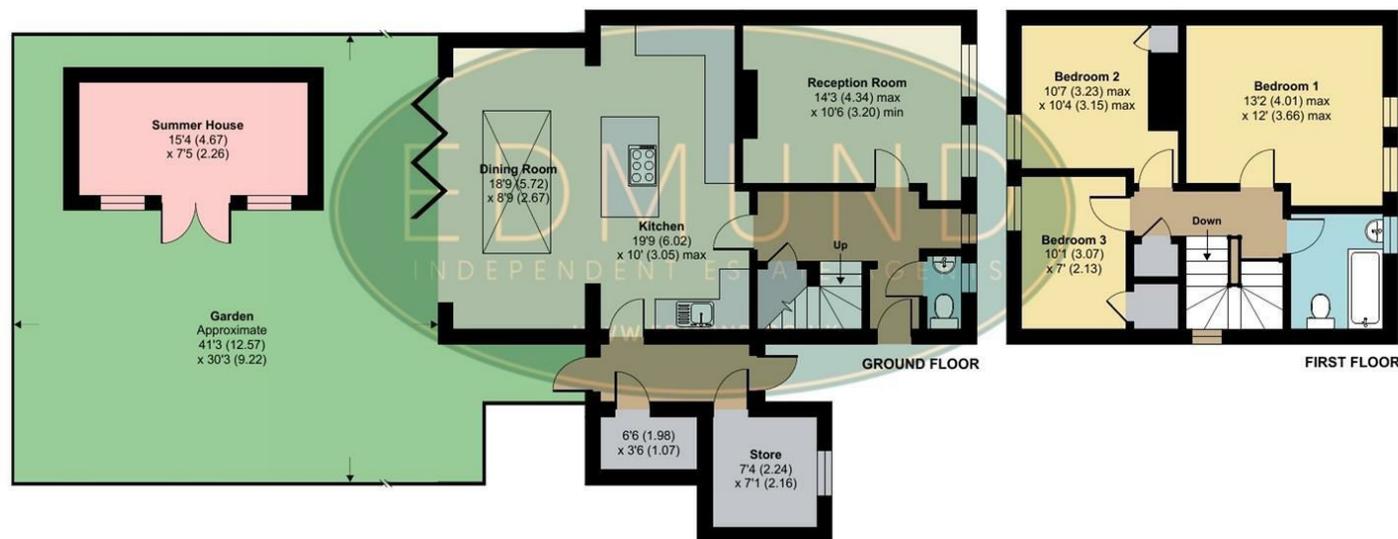
# Faringdon Avenue, Bromley, BR2

Approximate Area = 1293 sq ft / 120.1 sq m

Outbuilding = 115 sq ft / 10.7 sq m

Total = 1408 sq ft / 130.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Edmund Estate Agents. REF: 1363970

## IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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