



Durrant Way, Farnborough, Kent, BR6 7EH

Guide Price £700,000 - £725,000

Freehold



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## Description

GUIDE PRICE £700,000 - £725,000. CHAIN-FREE. Viewing highly recommended. A greatly extended four bedroom family home in this very popular road, within walking distance of the heart of Farnborough Village with its much sought-after primary school, selection of shops, restaurants and cafes, two pubs, and the Parish church. Darrick Wood, Newstead Wood, and St Olaves schools are also all accessible. Occupying an elevated position, there are fine sweeping views to the rear over fields and greenbelt countryside, and the property is ideally situated for lovely rural walks to High Elms and Downe and yet the property is still easily accessible by car, bicycle ride or bus to either Chelsfield or Orpington railway stations (the seller advises she used to walk to the latter in 20-25 minutes), and larger shopping centres at Green Street Green, Locksbottom, or Orpington. This house has been a loving home to the same family for many years, and benefits from both a single and double storey extension to optimise the amount of flexible accommodation on offer. Downstairs, there is an approximately 21'4" Lounge, which leads to a separate Dining Room, plus spacious Kitchen/Breakfast Room, and Utility Lobby with downstairs WC, and shower cubicle. To the first floor, there are four bedrooms (two with breathtaking distant views over adjoining countryside), and good sized family bathroom. Outside, there is plenty of parking to the front, via a private driveway, which also provides access to the integral garage, and a well maintained, mature rear garden-cherished by the current sellers.

## Entrance Hall

A spacious hallway. UPVC 'Georgian' style entrance door to front, with adjacent full height double glazed frosted window. Staircase leading to the first floor landing. Understairs cupboard. Double panel radiator.

## Lounge

21'4" max x 10'9" max (6.50m max x 3.28m max)

Large double glazed window to the front, and with double panel radiator beneath. Double doors from Entrance hall, and door returning to the Kitchen/Breakfast Room. Wall light points. Coving to ceiling. Archway with decorative architrave leading through to:-

## Dining Room

10'1" x 7'4" (3.07m x 2.24m)

Large double glazed window taking in lovely views over the rear garden, and with single panel radiator beneath. Coving to ceiling. Serving hatch to the Kitchen/Breakfast Room.

## Kitchen / Breakfast Room

19'0" max x 8'9" max (5.79m max x 2.67m max)

Fitted with a range of wall, base and drawer units, and with marble effect worktops and surrounds on walls. Inset colour coordinated one and a half bowl sink unit with mixer tap over. Display cabinets. Integrated four burner gas hob with extractor fan over. Separate unit housing built-in electric oven. Appliance space for free-standing upright fridge/freezer, and washing machine, with plumbing. Ceramic tiled flooring. Large double glazed window taking in views over the rear garden. Serving hatch to dining Room. Door to Utility Lobby. Door returning to Entrance Hall. Door to Lounge. Understairs cupboard,

## Utility Lobby

11'0" max x 7'5" max (3.35m max x 2.26m max)

Inset circular bowl sink within worktop with cupboard beneath. Partly tiled walls with decorative inserts. Ceramic tiled flooring. Double panel radiator. Fully tiled shower cubicle. Door to garden. Door to integral garage. Sliding door to:-

## Downstairs WC

Fitted with a low level WC, and corner pedestal wash hand basin. Fully tiled walls with decorative border and inserts. Ceramic tiled flooring. Single panel radiator.

## First Floor Landing

Double glazed frosted window to side. Access to loft. Single panel radiator.

## Master Bedroom

13'10" max x 10'2" max (4.22m max x 3.10m max)

With large double glazed window overlooking the rear garden, and with lovely sweeping views beyond. Single panel radiator. Fitted bedroom furniture to one wall including 2 sets of wardrobes, and central dressing table unit. Additional run of low level louvre doored cupboards with marble effect worktop and inset oval vanity wash hand basin with mirrored tiling behind.

### Bedroom 2

12'4" max x 9'4" max (3.76m max x 2.84m max)

Double glazed window to the front, and with single panel radiator beneath. Airing cupboard housing hot water cylinder. Two sets of louvre doored cupboards with extra cupboards above. Coving to ceiling.

### Bedroom 3

9'9" x 8'8" (2.97m x 2.64m)

Double glazed window overlooking the rear garden, and with lovely sweeping views beyond. Single panel radiator.

### Bedroom 4

9'11" max x 6'11" max (3.02m max x 2.11m max)

Double glazed window to the front. Louvre doored bulkhead cupboard over stairwell. Single panel radiator.

### Family Bathroom

Fitted with a white modern suite comprising:- panel bath with separate electric shower over, and folding shower screen; low level WC; and inset vanity wash hand basin within surround with cupboard and drawer unit beneath. Double glazed frosted window to the side. Single panel radiator. Fully tiled walls with decorative inserts.

### Integral Garage

20'1" x 8'0" (6.12m x 2.44m)

With roller shutter door to front, and door to the Utility Lobby. Power and lighting. wall mounted gas fired central heating boiler.

### Front Garden

Crazy paved driveway and additional parking for many vehicles. Borders.

### Rear Garden

approx 45'0" (approx 13.72m)

A very well maintained garden, with flagstone terrace immediately behind the property. Then, laid mainly to lawn with shaped, well stocked plant shrub and hedge borders. Greenhouse. Timber garden shed. Outside lighting. Outside water tap.

### Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "F"

EPC Rating: "D"

Total Square Meters: Approx. 124.3 including garage (Approx. 109.4 excluding garage)

Total Square Feet: Approx. 1338 including garage (Approx. 1178 excluding garage)

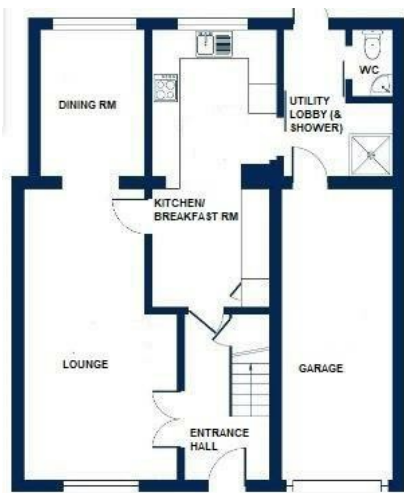
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)





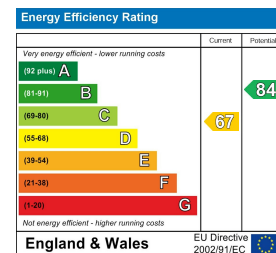
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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