



98 Farnaby Road  
Shortlands, Bromley, BR1 4BH  
**£1,100,000 Freehold EPC: C**

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this beautifully presented semi detached 1920's built home providing impressive four bedroom family accommodation and located within a highly desirable tree lined residential road close to Shortlands Village.

The location provides great access to Shortlands local shops and main-line station (trains to London Victoria and Blackfriars), also Ravensbourne Station (Denmark hill/Blackfriars), plus Bromley town centre with its vast array of shops, bars and restaurants including The Glades shopping centre. Nearby schools include the highly regarded Valley Primary school, plus The Harris Primary.

This super home has the advantage of a full width ground floor rear extension which provides a stunning fully fitted kitchen with doors to the garden, plus a further two storey rear extension which has created a walk-in wardrobe plus large en-suite bathroom from the master bedroom.

This lovely home boasts well proportioned rooms featuring high ceilings which further enhance the overall feeling of space. The accommodation comprises: large welcoming entrance hallway, impressive lounge with feature fireplace, separate dining room with double doors to both the breakfast room and kitchen. The well-appointed kitchen/diner features a superb range of modern gloss units complemented by white Corian worktops and fully integrated appliances.

Upstairs, via a spacious split-level landing, all four bedrooms are of a good size - three doubles plus a good size single. In addition to the master suite, there is a family bathroom, plus a downstairs WC.

Outside, the rear garden is a particular feature, extending to some 130' mainly laid to lawn and provides an attractive and secluded aspect. There is a large stone patio from the house providing the perfect spot for al fresco dining in the summer months.

A block paved driveway to the side provides off street parking for several vehicles and leads to a large detached single garage.



- IMPRESSIVE SEMI DETACHED FAMILY HOUSE
- SOUGHT AFTER ROAD - CLOSE TO SHORTLANDS VILLAGE
- FOUR BEDROOMS \*\* TWO BATHROOMS
- THREE GENEROUS RECEPTION ROOMS
- STYLISH 22' FITTED KITCHEN
- DOWNSTAIRS WC
- DELIGHTFUL 130' REAR GARDEN
- GOOD SIZE DETACHED GARAGE PLUS DRIVEWAY
- CLOSE TO POPULAR LOCAL SCHOOLS & STATIONS
- EPC BAND X



Farnaby Road BR1



Total Area: 177.8 m<sup>2</sup>... 1914 ft<sup>2</sup>



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

### ENTRANCE PORCH

Original front entrance porch with outside light and quarry tiled flooring.

### HALLWAY

A spacious, welcoming entrance hall with part glazed composite front door and double glazed windows to front and side; original plate rails; exposed and varnished floor boards; radiator with fitted cover; built-in coats cupboard; built-in understairs storage.

### DOWNSTAIRS WC

Double glazed window to side; WC; fitted wash basin; part tiled walls; radiator.

### LIVING ROOM

18' x 13'5" (5.49m x 4.09m)

An impressive room with large double glazed window to front; feature fireplace with wooden surround and cast iron inset with gas fire; picture rails; exposed and varnished floor boards.

### DINING ROOM

14'8" x 14' (4.47m x 4.27m)

Feature fireplace with wooden surround and cast iron inset with gas fire; picture rails; exposed and varnished floor boards; double doors to both kitchen and breakfast room.

### BREAKFAST ROOM

14' x 8'8" (4.27m x 2.64m)

Two double glazed windows to side; exposed and varnished floor boards; radiator; original fitted dresser unit with glass display shelves; picture rails; glazed door to kitchen.

### KITCHEN

22'3" x 11'4" (6.78m x 3.45m)

Double glazed French doors to rear plus two double glazed windows to rear; fitted with a comprehensive range of wood effect gloss wall and base units with contrasting white Corian worktops; two inset sink units; full range of integrated appliances comprising Bosch induction hob; electric oven; microwave; dishwasher; washing machine; tumble dryer; fridge freezer; tiled flooring.

### FIRST FLOOR LANDING

Double glazed stained glass window to side; built-in linen cupboard; access to loft space (loft with light and boarded for storage).

### BEDROOM 1

15'2" x 14'1" (4.62m x 4.29m)

Double glazed window to rear; radiator; picture rails.

### DRESSING ROOM

9'4" x 6'0" (2.87m x 1.84m)

Double glazed window to rear; fitted wardrobes to one wall; door to:

### EN SUITE BATHROOM

9'4" x 6'11" (2.87m x 2.13m)

Double glazed window to rear; luxuriously appointed suite comprising panelled bath with wall mounted mixer tap over; separate shower cubicle; fitted wash basin; WC; fully tiled walls and flooring; heated towel rail.

### BEDROOM 2

18' x 11'8" (5.49m x 3.56m)

Double glazed window to front; radiator; picture rails; fitted wardrobes to remain.

### BEDROOM 3

12'2" x 8'8" (3.71m x 2.64m)

Two double glazed windows to side; radiator; picture rails.

### BEDROOM 4

11'10" x 6'9" (3.61m x 2.06m)

Double glazed feature bay window to front; picture rails; radiator.

### BATHROOM

Fitted with a period style suite comprising roll top bath with built-in shower over; pedestal wash basin; WC; fully tiled walls; vinyl flooring; heated towel rail.

### GARDEN

approx 131'2" (approx 40m)

The large rear garden is a particular feature of the property, extending to around 130', featuring a large stone patio at the rear of the house with railway sleeper steps leading up to the main area of level lawn, surrounded with mature trees and shrubs. There is a raised, decked seating area with storage under.

### GARAGE & PARKING

18'5" x 10'2" (5.61m x 3.10m)

Detached garage with light & power plus electric roller shutter door. Door to garden. Block paved drive to front and side.

### COUNCIL TAX

London Borough of Bromley - Band F



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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.