



138 Farnaby Road  
Shortlands, Bromley, BR1 4BW  
**£800,000 Freehold EPC: D**

 **Maguire Baylis**





Guide Price: £800,000 – £825,000. Maguire Baylis Estate Agents are delighted to present to the market this impressive 1920s-built semi-detached home, offering spacious and versatile accommodation in a sought-after location opposite Shortlands golf course.

Extended and well maintained, the property provides character with high ceilings throughout and offering excellent space for modern family living.

Accommodation includes a superb 30ft rear kitchen/family room with bi-fold doors opening to the garden, complemented by a separate utility room and a useful ground floor shower room/WC. There are two generous reception rooms – the front lounge featuring a log burner, while the dining room offers flexibility as a potential fourth bedroom or home office.

Upstairs, there are three well-proportioned bedrooms served by a smartly presented family bathroom.

The secluded rear garden provides a peaceful outdoor retreat, and the property benefits from a garage to the rear, plus there is off-street parking to the front on the driveway for two vehicles.

Conveniently located for Ravensbourne and Shortlands stations, the property is also within easy reach of Bromley and Beckenham town centres. Beckenham Place Park – with its scenic walks, open spaces, outdoor swimming lake and regular events – is just a short stroll away.

- IMPRESSIVE 1920's BUILT SEMI DETACHED HOME
- SPACIOUS & EXTENDED ACCOMMODATION
- THREE GOOD SIZE BEDROOMS
- TWO WELL APPOINTED BATHROOMS
- SUPER GROUND FLOOR REAR EXTENSION
- TWO LARGE RECEPTION ROOMS – LOUNGE WITH LOG BURNER
- 30' KITCHEN/FAMILY ROOM WITH BI-FOLD DOORS TO REAR
- USEFUL UTILITY ROOM
- SECLUDED REAR GARDEN \*\* GARAGE AT REAR PLUS PARKING TO FRONT
- SUPER LOCATION OPPOSITE GOLF COURSE \*\* CLOSE TO STATIONS



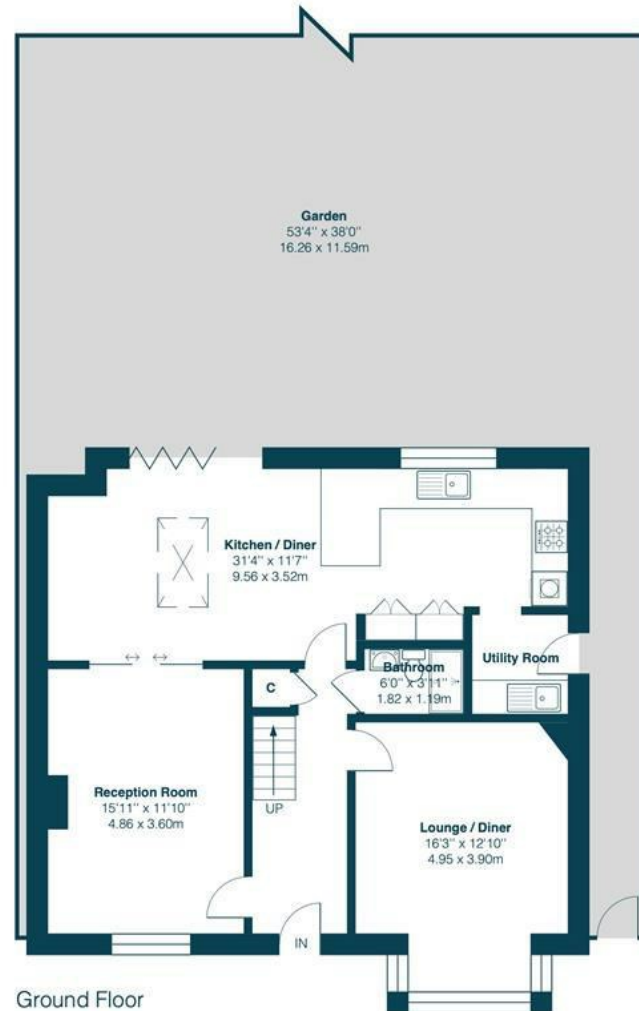
Farnaby Road, BR1

Approximate Gross Internal Area = 1557 sq ft / 144.7 sq m

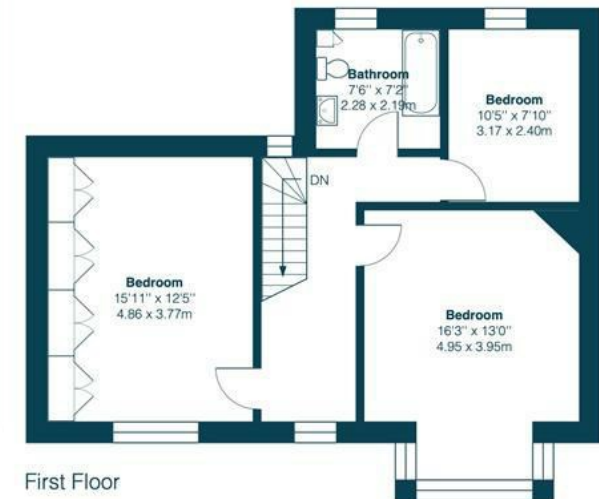
 Maguire Baylis



Outbuilding



Ground Floor



First Floor

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.  
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### ENTRANCE PORCH

Large covered entrance porch with tiled flooring and outside light.

### HALLWAY

Part double glazed front door and windows to front; radiator with flitted cover; built-in understairs storage cupboards.

### SHOWER ROOM/WC

Fitted with a modern and well appointed suite comprising full width shower cubicle fitted wash basin; WC; tiled flooring; extractor fan; heated towel rail.

### LOUNGE

16' x 11'8 (4.88m x 3.56m)

Double glazed window to front; fireplace with wooden surround and log-burning stove; radiator; sliding pocket double doors to kitchen.

### DINING ROOM

16' x 12'10 (4.88m x 3.91m)

Double glazed bay window to front; wood effect flooring; fitted bookshelves; corner feature fireplace.

### KITCHEN/FAMILY ROOM

30' x 12' (9.14m x 3.66m)

An impressive room featuring bi-folding doors to garden and skylight roof window allowing light to flood in. Kitchen fitted with a good range of Shaker style wall and base units with granite worktops to two walls plus return breakfast bar; range of integrated appliances comprising gas hob, electric double oven, dishwasher, larder fridge & freezer, wine fridge. Tiled flooring; door to:

### UTILITY ROOM

5'1 x 4'8 (1.55m x 1.42m)

Double glazed door to side; fitted wall and base units with worktop to one wall; space/plumbing for washing machine, cupboard housing gas combi boiler.

### FIRST FLOOR LANDING

A spacious through landing with double glazed windows to front and rear; access to loft space (loft partly boarded and with light)

### BEDROOM 1

16' x 12'10 (4.88m x 3.91m)

Double glazed bay window to front; radiator.

### BEDROOM 2

16' x 10' (to wardrobes) (4.88m x 3.05m (to wardrobes))

Double glazed window to front; range of fitted wardrobes to one wall; radiator.

### BEDROOM 3

10'3 x 7'10 (3.12m x 2.39m)

Double glazed window to rear; radiator.

### FAMILY BATHROOM

7'5 x 7'3 (2.26m x 2.21m)

Double glazed window to rear; fitted with a modern and well appointed suite comprising panelled bath with built-in shower over including rain shower head and separate shower hose; useful built-in recesses; fitted wash basin; WC; two heated towel rails; tiled flooring; wall lights.

### GARDEN

An attractive rear garden providing a high degree of privacy and seclusion; mainly laid to lawn and surrounded with mature trees and shrubs; paved patio and pathways; side access via gate; outside water tap; door to garage at rear.

### GARAGE & PARKING

16' x 7'8 (4.88m x 2.34m)

The garage is at the rear approached via Warren Avenue (middle garage). It features up and over garage door, light and power and a door straight to the garden.

The frontage is block paved and provides space for two vehicles; there is also a driveway in front of the garage allowing for additional off street parking if required.

### COUNCIL TAX

London Borough of Bromley - Band F

### LOCATION

What3words: ///wire.token.hulk



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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.