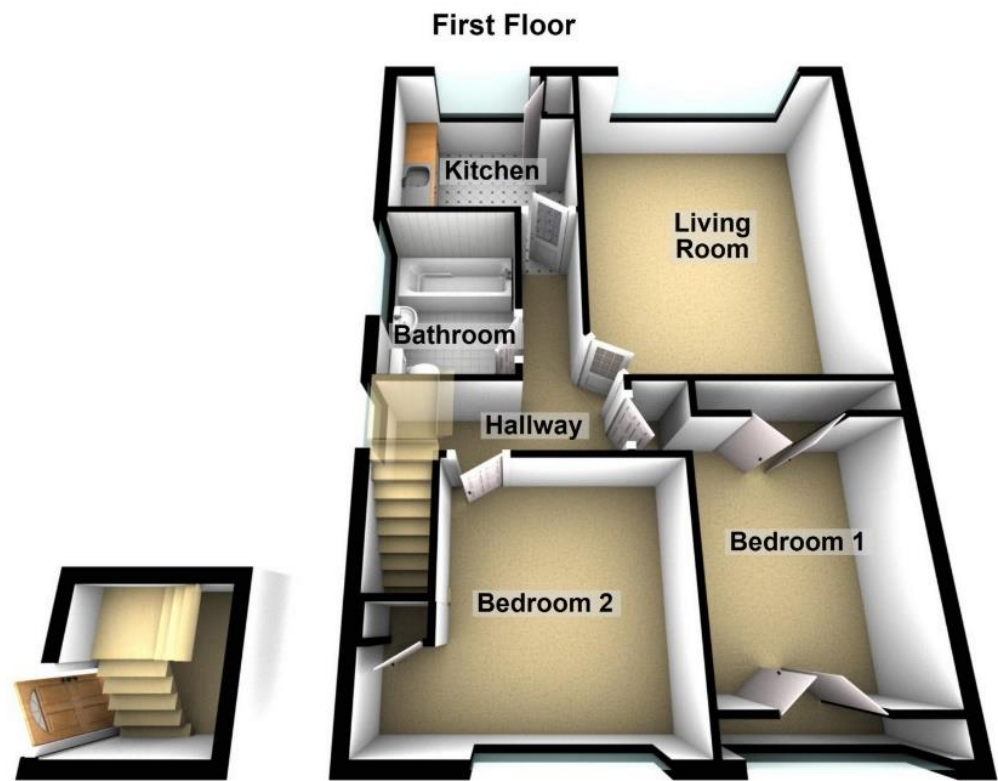




Total area: approx. 65.7 sq. metres (707.0 sq. feet)



Ladcroft Way | Farnborough Village | BR6

£375,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

- Spacious first floor maisonette
- Attractive, private rear garden
- Contemporary fitted kitchen
- Lengthy lease & low associated charges
- 2 bedrooms
- Garage (modified into a beauty salon)
- Fitted & built-in storage to bedrooms
- Ever-popular village location



Kenton are delighted to present this spacious 2 bedroom first floor maisonette, featuring both an attractive and completely private rear garden as well as a garage (which has been modified into a high-quality beauty salon), situated in the heart of the ever-popular Farnborough Village. Internally, the accommodation comprises; an ample-sized living room, a well-proportioned and contemporary kitchen featuring integrated appliances, 2 double bedrooms (with "bedroom 1" benefitting from high-quality fitted wardrobes and storage units and "bedroom 2" benefitting from a built-in storage cupboard), as well as a neutrally-styled bathroom. Notably, the hallway is also well-proportioned and furthermore, provides access to a spacious and so incredibly handy loft space. Externally, as referenced there is a private and secluded rear garden, boasting an easterly orientation and featuring both patio and traditional lawn areas. Furthermore, via the garden you will find access to what was formerly a garage, but having now been modified into a high-quality beauty salon. As such, with both power and plumbing, this space is incredibly versatile and so can be utilised in various different ways by the new prospective owners. Ladycroft Way offers ample un-restricted off-street parking for residents, and as aforementioned, is situated in the ever-popular and desired Farnborough Village which boasts an array of; convenient shops, pubs, eateries and transport links (you will find bus routes within a mere minute or two walk away, providing services to Orpington Station and nearby Locksbottom Parade) within short walking distance. Furthermore, the reputable and ever-coveted Farnborough and Darrick Wood Schools are also within close proximity. *LEASE/ASSOCIATED CHARGES; Kenton understands that there is currently circa 939/940 years outstanding on the lease term (with the original lease term being 999 years from inception in 1966). Kenton understand that there is a ground rent payable, equating to £15.00 per annum. *By default, we naturally recommend that this information is validated by a prospective buyers solicitor during the conveyancing process.

£375,000 Leasehold



Ladycroft Way, Farnborough Village, BR6



Entrance

Entrance door, staircase to first floor, meter cupboard, radiator, fitted carpet.

Hallway

Double glazed window to side, coved ceiling, access to loft, radiator, fitted carpet.

Living Room

16'7" x 12'12" (5.06m x 3.96m)
Double glazed window to rear, coved ceiling, radiator, fitted carpet.

Kitchen

9'9" x 8'9" (2.97m x 2.67m)
Double glazed window to side, double glazed window to rear, coved ceiling, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, stainless steel sink unit with mixer tap, integrated oven, integrated hob, integrated washing machine, integrated dishwasher, space for upright fridge freezer, built-in storage cupboard, radiator, tiled flooring.

Bedroom 1

14'7" x 8'12" (4.45m x 2.74m)
Double glazed window to front, coved ceiling, fitted wardrobes and storage units, radiator, fitted carpet.

Bedroom 2

11'10" x 9'2" (3.60m x 2.80m)
Double glazed window to front, coved ceiling, built-in storage cupboard, radiator, fitted carpet.

Bathroom

6'2" x 4'2" (1.89m x 1.28m)
Double glazed frosted window to side, coved ceiling, tiled walls, panelled bath with shower extension over, sink unit, low level W.C, towel rail, extractor fan, radiator, vinyl flooring.

Garden

Approximately 15ft in length x 25ft in width
East-facing private rear garden featuring; patio areas, traditional lawn area, storage shed, UPVC door to garage (which has been converted into a beauty salon).

Garage

Modified into a beauty salon and so featuring; UPVC door (providing direct access from rear garden) power and plumbing.

