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Brickfield Farm Gardens, Farnborough, BR6

PUTTING YOU FIRST

## Key features

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- Two-bedroom house
- Garage en bloc
- Private rear garden
- Cul-de-sac location
- Great location
- Tons of potential

# Description

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Integra Estates is truly delighted to introduce you to a charming corner of Farnborough, BR6: a delightful two-bedroom freehold home tucked away in the inviting embrace of Brickfield Farm Gardens.

Imagine a peaceful cul-de-sac setting where the gentle hum of a close-knit community sets the scene. As you step inside, you're greeted by a welcoming living room that invites you to unwind, host friends, or enjoy a quiet evening overlooking your private garden retreat. It's easy to picture lazy Sunday mornings or lively family gatherings in this inviting space.

Wander into the kitchen, where crisp white cupboards and plentiful countertops offer a perfect canvas for both quick weekday breakfasts and leisurely weekend cooking. Whether you're whipping up a feast for guests or simply enjoying a cup of tea with views of the cul-de-sac, this kitchen is a delightful heart of the home.



The double bedroom is generous in size and features built-in wardrobes, along with additional space for further furnishings. It's a bright and welcoming room that offers a real sense of serenity.







Outdoors, the garden awaits with its lush lawn and small patio, offering a serene space to cultivate your green thumb or simply relax in a low-maintenance haven. With the added bonus of rear and side access, plus a separate garage, convenience is at your fingertips.

What truly sets this property apart is the lifestyle it offers. Picture yourself enjoying the tranquillity of a corner plot, with room to personalise and modernise at your own pace. It's a home that welcomes you to create your own haven while enjoying the solid advantages of a freehold property. Plus, you're well-positioned near reputable schools and excellent transport connections, making daily life as convenient as it is pleasant.

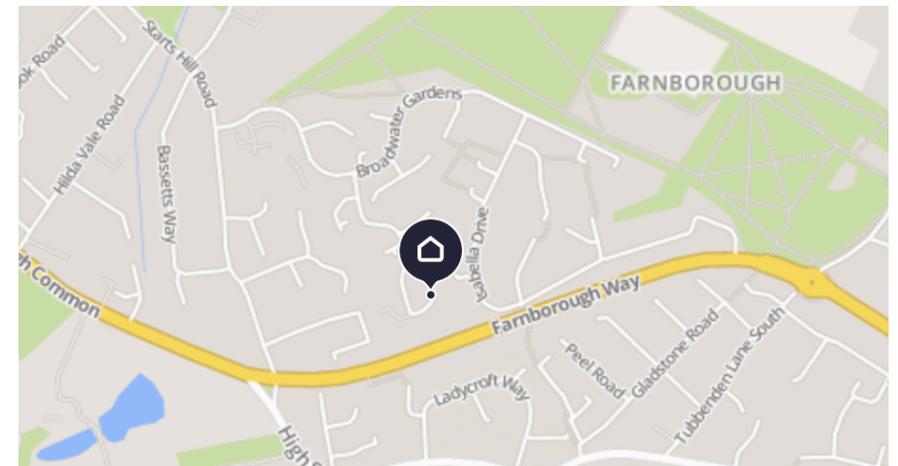


# Location

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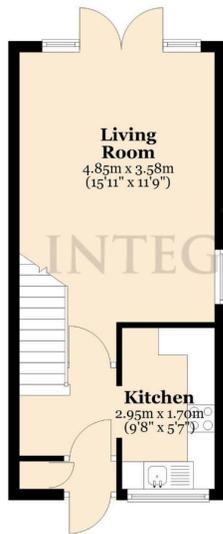
In essence, this property is a perfect match for downsizers, investors, and first-time buyers alike. It's ready for you to move in and make it your own while offering the freedom that comes with a freehold home. We warmly invite you to arrange a viewing and see for yourself. Contact Integra Estates at or email to book your visit and discover the possibilities.

**Local Authority Bromley**  
**Council Tax band D**



### Ground Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



### First Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



Total area: approx. 56.7 sq. metres (610.2 sq. feet)

This floor plan is for illustration purposes only and should not be relied upon for accuracy. All measurements are approximate and any references to appliances or fixtures do not imply they are in working order. No responsibility is taken for any errors, omissions, or misstatements in the floor plan. For a precise and accurate layout, an independent specialist should be instructed.  
Plan produced using PlanUp.

## Disclaimer

Please be advised some of these images might have been digitally edited with furniture. This is for illustration purposes only. The furniture in these images are not to scale. The Floor plan in its entirety is for illustration purposes only, it is not to scale! it is the buyer's responsibility to obtain an accurate floor plan and not to rely upon the measurement listed. Integra-estates accepts no responsibility for misprints or any errors or inaccuracies in the floor plan and advertisement of this property listing. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose and have not been tested.

Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, This includes but is not limited to lease length, service charge, or ground rent charges. The position regarding any fixtures & fittings and where the building has been extended/converted, as to Planning Approval and Buildings Regulations compliance Every care is taken in giving particulars but should any error inadvertently occur, Integra-Estates do not hold themselves responsible and accept no responsibility for any expenses, loss, or time incurred. Neither the vendor, the owners, or any employee of Integra-estates make or give any representation or Warranty in relation to the property.

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Official government guidance states that customer due diligence must be carried out so that estate agents can confirm a buyer's identity and make sure that the money being used to purchase a property is from a legitimate source. Without satisfactory proof of funds and verification of the source of those funds, Integra-Estates cannot legally proceed with a transaction. To ensure we are compliant with this law, Integra-Estates uses an external AML compliance company. As a business we charge £35 Plus VAT per person for our AML checking process. for example if one person is buying a property via Integra-Estates on their own, we charge £35 Plus VAT £7.00 Total Payable £42.00 If two people are purchasing the property it will be a total payment inclusive of VAT of £84.00.

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