

# THOMAS BROWN

ESTATES



**49 Bassetts Way, Farnborough, BR6 7AF**

**Fixed Price: £686,000**

- 4 Large Bedroom Semi-Detached House
- Close Proximity to Darrick Wood Schools
- 2 Reception Rooms & 2 Bathrooms
- Garage & Off Street Parking





## Property Description

Thomas Brown Estates are delighted to present this superb four large bedroom, two-bathroom semi-detached home, offering over 1,400 sq ft of well-configured accommodation. The property has been enhanced by a double storey rear extension and a loft conversion, and is ideally located within close proximity to Darrik Wood Schools, Famborough Village and Locksbottom High Street.

The ground floor comprises an inviting entrance hall, a spacious lounge featuring a multi-fuel burner, a generous 20'10 family/dining room with direct access to the rear garden, and an extended modern kitchen. The first floor offers three large bedrooms and a family bathroom complete with both a separate bath and shower. The second floor master suite includes a large bedroom and an en-suite shower room.

Externally, the property benefits from a well-maintained rear garden mainly laid to lawn ideal for outdoor dining and entertaining-a garage to the side, and a block-paved driveway to the front.

Bassetts Way is exceptionally well positioned for sought-after schools, a range of local amenities including Locksbottom High Street, bus routes, and Orpington mainline station. To fully appreciate the quality, space, and location on offer, please contact Thomas Brown Estate Agents in Orpington to arrange a viewing.



#### ENTRANCE HALL

Opaque composite door to front, double glazed window to side, understairs storage, laminate flooring, radiator.

#### LOUNGE

13' 10" x 10' 05" (4.22m x 3.18m) Multi-fuel burner, double glazed window to front, laminate flooring, radiator.

#### FAMILY ROOM/DINING ROOM

20' 10" x 9' 10" (6.35m x 3m) Double glazed French door to rear, laminate flooring, two radiators.

#### KITCHEN

17' 02" x 7' 04" (5.23m x 2.24m) Range of matching wall and base units with worktops over, stainless steel double sink and drainer, range style cooker (to stay), extractor hood, space for fridge/freezer, space for undercounter fridge, space for washing machine, double glazed window to rear and side, tile effect flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM

13' 10" x 10' 05" (4.22m x 3.18m) Double glazed window to front, carpet, radiator.

#### BEDROOM

11' 11" x 9' 04" (3.63m x 2.84m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM

14' 07" x 7' 08" (4.44m x 2.34m) Double glazed window to rear, laminate flooring, radiator.

#### BATHROOM

Wash hand basin, bath with shower attachment, shower cubicle, double glazed opaque window to front, vinyl flooring, heated towel rail.



#### CLOAKROOM

Low level WC, double glazed opaque window to side, laminate flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM

19' 02" x 14' 11" (5.84m x 4.55m) (measured at maximum) Eaves storage, double glazed window to rear, two Velux windows to front, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to rear, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

50' 0" (15.24m) Laid to lawn, mature flowerbeds, workshop, shed, side access.

#### GARAGE

18' 10" x 8' 08" (5.74m x 2.64m) Up and over door, door to side, power and light, double glazed window to rear.

#### FRONT

Block paved drive, mature flowerbed.

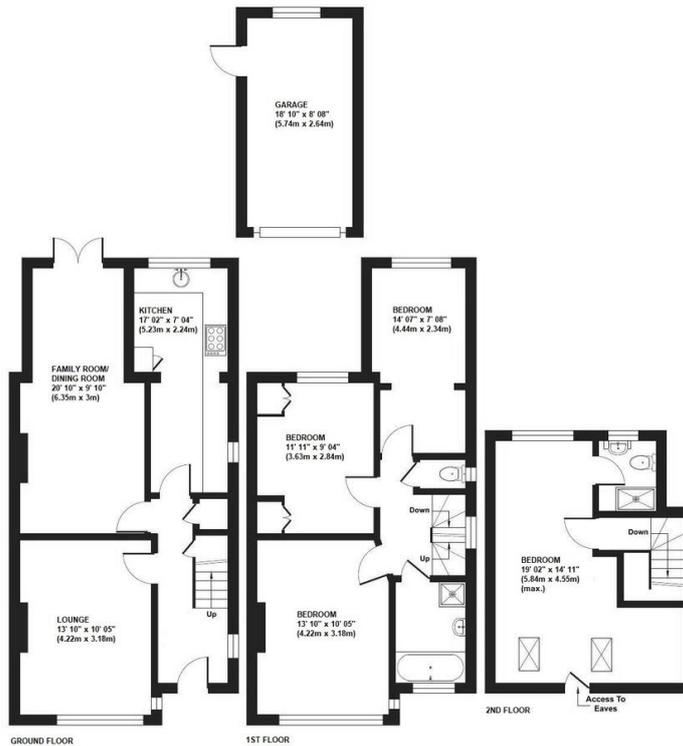
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



Approximate Area = 1319 sq ft / 122.5 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 1458 sq ft / 135.4 sq m

For identification only - Not to scale



This plan is for illustration purpose only - not to scale



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>61</b>
(39-54)	<b>E</b>	<b>41</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

WWW.EPC4U.COM

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
 Orpington  
 Kent  
 BR6 0NN

www.thomasbrownestates.co.uk  
 sales@thomasbrownestates.co.uk

**01689 884444**

Telephones Manned:  
 Mon-Fri: 8am – 8pm  
 Sat: 8am – 5pm  
 Sun: 10am – 4pm

**THOMAS BROWN**  
 ESTATES