

Estates

# Browne

**B**  
**E**

SALES & LETTINGS



## Hartington Close

Farnborough, Orpington BR6 7TB

*An extremely attractive 3 bedroom end of terrace home*



## 8 Hartington Close

Guide Price: £475,000 - £500,000

### CHAIN FREE

An extremely attractive 3 bedroom End of Terrace home located in a pleasant cul-de-sac on an enviable corner plot.

Downstairs there is a good sized lounge/dining room with access to the garden, a spacious newly fitted contemporary style kitchen including a new boiler to the front, and a new downstairs wc.

Upstairs the master bedroom benefits from built in wall to wall wardrobes with mirrored doors and there is a new crisp white bathroom suite.

Outside there is a 100ft garden to the rear and small garden to the side. together with a front/left garden.

Maintenance Approx £158 pa for 2023 (2025 to be confirmed) to Private Management Company for cul de sac upkeep.

Keys with us.

EPC rating: C; Council Tax band: E

- 3 bedrooms
- 17'6 sitting room/diner
- New fitted kitchen
- New downstairs W.C.
- New bathroom
- Parking for 2
- Neutral decor
- Front and side garden
- Chain free
- 100ft garden







# Hartington Close, BR6

Approximate Gross Internal Area = 777 sq ft / 72.2 sq m



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. No liability is accepted for any errors.

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## Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



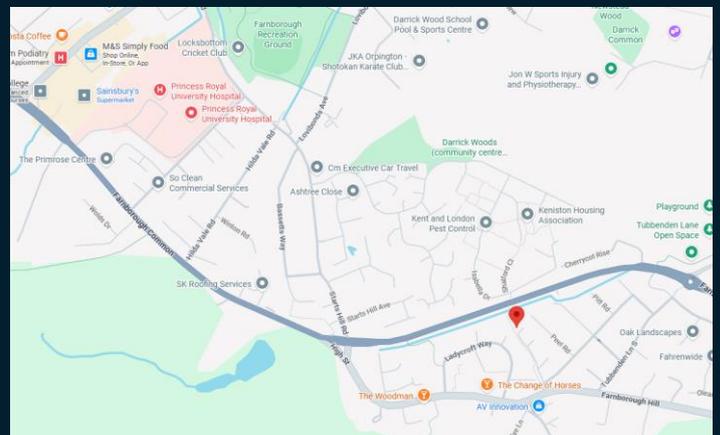
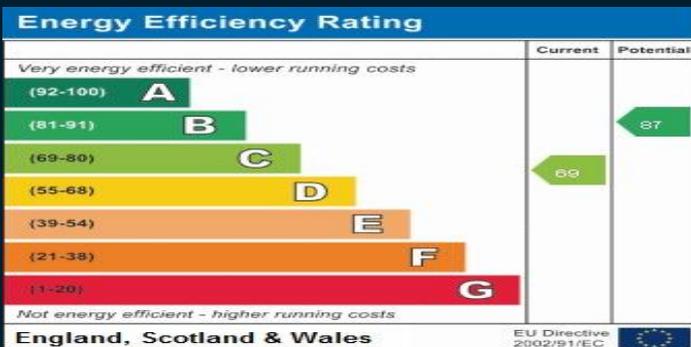
### Additional Information

Council Tax Band: E

EPC Rating: C

Location: Farnborough

Viewing: via Browne Estates



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