



Total area: approx. 90.5 sq. metres (974.3 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

Starts Hill Road | Farnborough | BR6

£525,000

- Chain free
- Potential to extend to the rear and convert the loft (STPP)
- 3 bedrooms
- Public transport nearby
- In need of modernisation throughout
- 2 reception rooms
- Well-maintained rear garden with summerhouse plus garage
- Circa 5-8 minutes' walk to both Darrick Wood Primary and Secondary Schools

£525,000 Freehold



Kenton are delighted to present to the market, this traditional semi-detached house, situated within close proximity to the ever-popular and coveted Darrick Wood Schools and boasting significant potential for a prospective buyer. Whilst requiring modernisation and renovation throughout, the property has evidently been cared for and well-maintained and so resultantly, is generally presented in good condition and features both double glazing throughout and gas central heating. Internally, to the ground floor, you will find two separate ample reception rooms, in addition to a kitchen to the rear. The first floor accommodation comprises three bedrooms (the "first" and "second" of which feature built-in wardrobe space) and a family bathroom. Externally, there is an attractive, well-maintained and ample rear garden which features a summerhouse and furthermore there is also a garage. To the front, there is a further attractive garden area and also off-street parking available via a shared driveway. As aforementioned, also worthy of note is the extensive potential the property offers, namely the possibility to extend to both the rear and/or convert the loft, both of which there are precedents for amongst neighbouring properties (of course any prospective extension would be subject to planning permission). Starts Hill Road is most conveniently-situated, with a vast array of general amenities, transport links and reputable schools nearby. Locksbottom High Street is a mere few minutes' walk away and features a range of popular restaurants and bars and convenient shops. Within short-walking distance you will find various bus routes which will serve both Orpington Station and Bromley for instance, and the M25 is also within close proximity. As referenced, the ever-popular and well-renowned Darrick Wood Schools are also a mere few minutes' walk away. Offered to the market with the benefit of no onward chain.

Starts Hill Road, Farnborough, BR6



Entrance Hall

13'7" x 6'1" (4.15m x 1.85m)
Original wooden front door, staircase to first floor, radiator, laminated wood flooring.

Lounge

14'11" x 10'12" (4.55m x 3.35m)
Double glazed window to the front, open gas fire with surround, radiator, coved ceiling, fitted carpet.

Dining Room

12'5" x 11'0" (3.79m x 3.36m)
Single glazed crittal door and windows to the rear, radiator, vinyl flooring.

Kitchen

15'3" x 7'3" (4.65m x 2.21m)
Double glazed door and window panel to the rear, double glazed window to the side, range of wall and base units, stainless steel sink unit, working surfaces with splashback tiling, built-in pantry cupboard, electric cooker, space for under counter fridge and freezer, space for washing machine, wall mounted boiler, vinyl flooring.

Landing

Double glazed window to the side, access to loft, fitted carpet.

Bedroom 1

14'11" x 11'1" (4.55m x 3.38m)
Double glazed window to the front, fitted double wardrobe, radiator, fitted carpet.

Bedroom 2

12'6" x 10'8" (3.81m x 3.26m)
Double glazed window to the rear, fitted double wardrobe, radiator, fitted carpet.

Bedroom 3

8'2" x 6'1" (2.50m x 1.85m)
Double glazed window to the front, fitted carpet.

Bathroom

6'4" x 6'4" (1.93m x 1.94m)
Double glazed window to the rear, half-tiled walls, panelled bath, hand basin, chrome towel rail, airing cupboard, cork tiled flooring.

W.C.

4'6" x 3'5" (1.38m x 1.04m)
Double glazed window to the side, low-level WC.

Rear Garden

Westerly-facing rear garden with patio area, traditional lawn with mature shrubs and trees, a 3.10m x 3.10m summerhouse (which could be utilised as a home office), vegetable patch, access to side and garage.

Garage

15'5" x 8'4" (4.70m x 2.55m)
Stable doors.

Front Garden

Mainly laid to lawn with flowerbeds and borders, shared driveway.

