



163 Farnaby Road

Shortlands, Bromley, BR2 0BA

£825,000 Freehold EPC: Band E

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this attractive 1920s-built semi-detached family home, ideally positioned on a popular residential road just moments from Beckenham Place Park and within easy reach of both Ravensbourne and Shortlands stations.

Well presented throughout, the property offers a versatile layout with further potential to extend and improve. The ground floor features two reception rooms – spacious lounge with wood burning stove, plus open plan dining/kitchen. There is also useful study/bedroom four, plus a convenient downstairs shower room/WC. To the first floor are three well-proportioned bedrooms together with a well-appointed family bathroom featuring a period style four piece suite.

A real highlight of this home is the superb south-facing rear garden, extending to approximately 130ft and backing directly onto Shortlands Golf Course – providing a lovely sense of privacy and a delightful leafy outlook.

To the front, a gravelled driveway offers off-street parking for two to three cars.

Overall, this is a fantastic opportunity to secure a character home in a highly sought-after location, close to excellent transport links, parkland and popular local amenities.

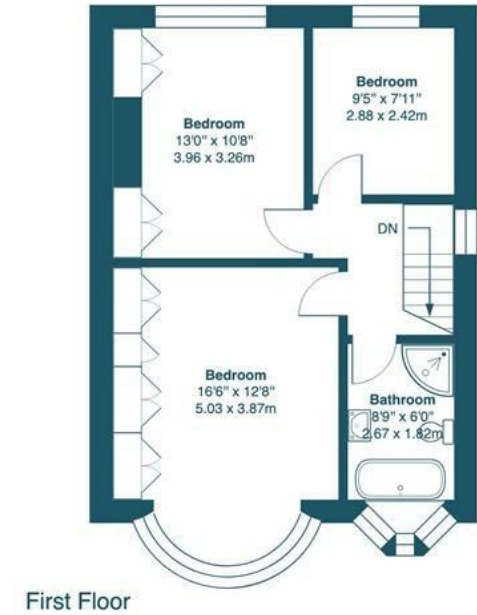
- SUPER SEMI-DETACHED 1920's BUILT FAMILY HOUSE
- THREE BEDROOMS UPSTAIRS ** TWO RECEPTION ROOMS
- STUDY/BEDROOM 4 TO GROUND FLOOR
- WELL APPOINTED FAMILY BATHROOM
- ADDITIONAL DOWNSTAIRS SHOWER ROOM/WC
- LARGE SOUTH FACING GARDEN BACKING GOLF COURSE
- GRAVELLED FRONTAGE FOR OFF STREET PARKING
- EASY ACCESS BOTH RAVENSBOURNE & SHORTLANDS STATIONS
- POPULAR ROAD CLOSE TO BECKENHAM PLACE PARK



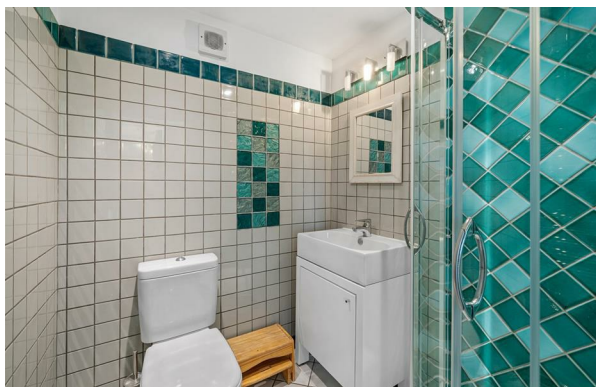
Farnaby Road, BR2

Approximate Gross Internal Area = 1316 sq ft / 122.2 sq m

 Maguire Baylis



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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ENTRANCE PORCH

Enclosed entrance porch with glazed double doors to front and windows to front & side; porch light; quarry tiled flooring.

HALLWAY

Original part glazed stained glass front door and window to front; wood flooring; built-in understairs storage cupboard; radiator; stairs to first floor.

STUDY/BEDROOM 4

15'2 x 5'8 (4.62m x 1.73m)

Double glazed window to front; radiator; fitted book shelving to one wall.

LOUNGE

16'2 (into bay) x 12'6 (4.93m (into bay) x 3.81m)

Original bay window to front with stained glass feature fanlights; radiator; fireplace with recess wood burning stove. Double opening to:

KITCHEN/DINING ROOM

25'2 x 13' (overall, plus bay to rear) (7.67m x 3.96m (overall, plus bay to rear))

An impressive L-Shaped open plan space featuring double glazed French doors to rear within bay; useful built-in storage cupboard and further shelved cupboard.

KITCHEN AREA: Double glazed window to rear; featuring a range of white gloss wall and base units with worktops to two walls; space for range cooker and fitted extractor hood over; further spaces for appliances; part tiled walls and tiled flooring.

SHOWER/WC

Modern suite comprising fitted corner shower enclosure; fitted wash basin/vanity storage; WC; tiled wall and flooring; heated towel rail; extractor fan.

FIRST FLOOR LANDING

Original stained glass window to side; access to loft space (loft with retractable loft ladder, light and fully boarded for storage).

BEDROOM 1

16'2 x 10'9 (to wardrobes) (4.93m x 3.28m (to wardrobes))

Original part stained glass bay window to front; range of fitted wardrobes to one wall; radiator.

BEDROOM 2

12'9 x 10'8 (max into wardrobes) (3.89m x 3.25m (max into wardrobes))

Double glazed window to rear; radiator; cupboard housing hot water cylinder; further built-in double wardrobe.

BEDROOM 3

9'5 x 8' (2.87m x 2.44m)

Double glazed window to rear; radiator.

FAMILY BATHROOM

A spacious and well appointed bathroom featuring a modern suite in a period style. Comprising roll top bath; fitted corner shower enclosure with rain shower head plus separate shower hose; marble top wash basin with vanity storage under; heated towel rail; part tiled walls.

GARDEN

approx 134' (approx 40.84m)

The rear garden is a particular feature of the property. Extending to over 130', and backing directly onto Shortlands Golf Course, the garden provides a lovely leafy backdrop along with a sunny, southerly aspect. Mainly laid to lawn, there are numerous mature trees and shrubs affording additional seclusion, plus a full width paved patio area. Side access via gate; outside water tap and outside power points; timber shed to rear.

LOCATION

What3words: ///obey.stable.hedge

PARKING

Attractive gravelled frontage providing off street parking for two/three cars.

COUNCIL TAX

London Borough of Bromley - Band F

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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.