



1 Poplar Cottages Farnborough Common

Orpington, BR6 7BW

£425,000 Freehold EPC: D

 **Maguire Baylis**



GUIDE PRICE £425,000 – £450,000

Maguire Baylis are pleased to offer for sale this charming and locally listed three-bedroom cottage – a rarely available home full of character and period appeal, complete with a garage to the rear.

Requiring updating throughout, we understand the property was originally built circa 1900, and forms part of a small row of distinctive timber-framed cottages, set back from the road. Highlights include the cosy lounge with exposed brick chimney breast and wood-burning stove, along with a cottage-style kitchen/dining room to the rear with French doors opening onto the garden. There is a spacious family bathroom upstairs, plus a useful downstairs wc.

Conveniently positioned, the property is just moments from the popular shops, cafés and restaurants of Locksbottom, as well as excellent transport links with bus routes to Orpington and Bromley – both offering fast services into central London. It is also ideally placed for the Princess Royal University Hospital, well-regarded schools including Darrick Wood and Farnborough Village, woodland walks at High Elms Country Park, and easy access to the M25 at Junction 4.

Outside, the rear garden extends to approximately 25ft, offering a secluded low-maintenance space laid mainly to paving. A single garage sits at the end of the garden, accessed via a shared service road from Farnborough Common. To the front, the cottage is pleasantly set back, with a traditional cottage-style garden and white picket fence.

Overall, this is a property with excellent potential – an opportunity to refurbish and create a truly special home in a highly convenient and sought-after location.

- RARELY AVAILABLE LOCALLY LISTED COTTAGE – FULL OF CHARACTER & PERIOD APPEAL
- REQUIRING UPDATING ** GREAT POTENTIAL TO UPDATE & IMPROVE
- COSY LOUNGE WITH EXPOSED BRICK CHIMNEY BREAST & WOOD-BURNING STOVE
- THREE BEDROOMS ** UPSTAIRS FAMILY BATHROOM
- COTTAGE-STYLE KITCHEN/DINER WITH FRENCH DOORS TO REAR GARDEN
- APPROX. 25FT SECLUDED REAR GARDEN – LOW-MAINTENANCE DESIGN
- SINGLE GARAGE TO REAR – ACCESSIBLE VIA SHARED SERVICE ROAD
- SUPER LOCATION MOMENTS FROM LOCKSBOTTOM SHOPS, CAFÉS & RESTAURANTS
- EASY ACCESS TO ORPINGTON & BROMLEY ** CLOSE TO HIGH ELMS
- CHAIN FREE SALE



Ground Floor



First Floor



Farnborough Common, BR6

Approximate Gross Internal Area =
975 sq ft / 90.6 sq m

Garage Area = 170 sq ft / 15.8 sq m

Total Area = 1145 sq ft / 106.4 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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HALLWAY

Wooden front door; double glazed window to side; radiator; stairs to first floor.

LOUNGE

16'3 x 11'6 (4.95m x 3.51m)

Two double glazed sash windows to front; radiator; exposed brick chimney breast and wood burning stove; fitted low level storage units.

KITCHEN

15' x 12'6 (4.57m x 3.81m)

French doors to rear plus window to rear; fitted wood trimmed wall and base units; wooden effect worktops to two walls; inset sink unit; fitted gas hob and electric oven; radiator.

DOWNSTAIRS WC

WC; fitted wash basin.

BEDROOM 1

11'8 x 11'4 (max) (3.56m x 3.45m (max))

Two double glazed windows to front; feature fireplace; fitted wardrobes; radiator.

BEDROOM 2

12'7 x 8'6 (3.84m x 2.59m)

Double glazed sash window to rear; radiator; storage cupboard housing gas boiler.

BEDROOM 3

8'6 x 8'2 (2.59m x 2.49m)

Double glazed sash window to side; built-in double wardrobe; radiator.

BATHROOM

Double glazed sash window to rear; suite with corner bath; separate shower cubicle; fitted wash basin; WC; part tiled walls; heated towel rail.

LANDING

Access to loft (fitted loft ladder and part boarded for storage)

GARDENS

Paved rear garden providing much seclusion; side access via gate; gate to rear providing access to parking space. Attractive front garden, set back from the road.

GARAGE

16'6 x 10' (5.03m x 3.05m)

Up and over door; light and power; door to garden.

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION

What3words: ///candy.revisions.react



Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.