



33 Ladycroft Way

Farnborough Village, Orpington, BR6 7BZ

£375,000 Freehold EPC: D

 Maguire Baylis



GUIDE PRICE £375,000 - £400,000.

Maguire Baylis are delighted to present to the market for sale this stunning purpose-built first-floor maisonette featuring two double bedrooms, located in the quiet and highly sought-after crescent road nestled within Farnborough village. This charming property is rarely available and is an ideal choice for those seeking a comfortable and convenient lifestyle.

Upon entering the property, you will immediately notice the abundance of natural light that floods the interior, creating a bright and inviting atmosphere. The lounge/diner is particularly spacious, featuring a large picture window to the rear and provides ample space for a sitting area and dining table. Both double bedrooms are generously sized and overlook the attractive road to the front of the property. The double aspect kitchen features window to the rear and side and is equipped with a good range of modern units with plenty of worktop space and a small breakfast bar.

The property is conveniently located within walking distance of village amenities, there are great transport links to Orpington and Bromley, connecting to mainline services. Additionally, the M25 is only a short 10-minute drive away, ensuring easy access to the wider area.

For recreation, Farnborough Village is surrounded by beautiful countryside with long country walks on the doorstep.



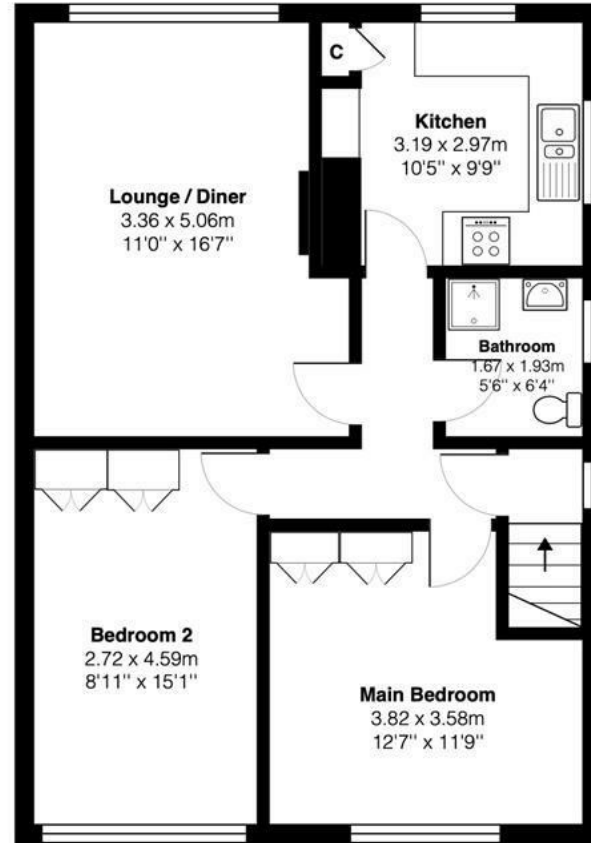
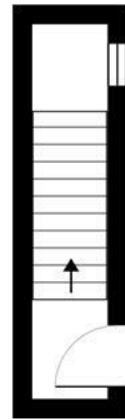
- BEAUTIFULLY APPOINTED FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- LARGE LIVING ROOM
- SPACIOUS FITTED KITCHEN
- MODERN SHOWER ROOM
- DELIGHTFUL CRESCENT LOCATION
- CLOSE TO VILLAGE SHOPS/PUBS
- PRIVATE GARDEN TO REAR
- SINGLE PRIVATE GARAGE
- EPC - BAND D



Ladycroft Way

Total Area: 70.0 m² ... 754 ft²

All measurements are approximate and for display purposes only



First Floor

GROUND FLOOR ENTRANCE LOBBY

Part glazed front door; stairs to first floor.

HALLWAY

Double glazed window to side.

LOUNGE

16'7 x 11' (5.05m x 3.35m)

Double glazed window to rear; feature fireplace with wood surround and stone inset; radiator.

KITCHEN

10'5 x 9'9 (plus door recess) (3.18m x 2.97m (plus door recess))

Double glazed windows to rear and side; fitted with a comprehensive range of white wall and base units with wood effect worktops to four walls; inset sink unit; built-in oven and hob with extractor hood; washing machine; fridge; useful built-in storage cupboard housing gas boiler; radiator; part tiled walls.

BEDROOM 1

12'7 x 11'9 (3.84m x 3.58m)

Double glazed window to front; radiator; range of fitted wardrobes plus low level storage.

BEDROOM 2

15'1 x 8'11 (4.60m x 2.72m)

Double glaze window to front; range of fitted wardrobes; radiator.

SHOWER ROOM

6'4 x 5'6 (1.93m x 1.68m)

Double glazed window to side; modern suite comprising fitted corner shower cubicle; fitted wash basin/vanity storage under; WC; tiled walls and flooring; radiator.

GARDEN

Attractive private garden at rear. Laid to lawn with mature shrub borders, paved patio/seating area.

GARAGE

Private single garage at rear en bloc

PARKING

Garage & on street. Unrestricted.

LEASE & MAINTENANCE

LEASE - 950 YEARS

MAINTENANCE - AS & WHEN

GROUND RENT -£16 PA



Maguire Baylis
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.