



London Road

Farningham | Kent | DA4 0JP



London Road

Farningham, Kent, DA4 0JP

Offers Over £475,000

Freehold

Located in the heart of sought after Farningham village within walking distance to schools, shops, and walks, is this fantastic family home. Offering two to three bedrooms, versatile living space, amazing bathroom, and ground floor cloakroom, is this impeccably maintained family home. As you step inside, you'll be greeted by a stylish and sophisticated interior which exudes charm and elegance.

The generous living spaces are flooded with natural light, and temperature maintained with a combination of traditional central heating and modern air conditioning creating a bright and inviting atmosphere throughout. The property benefits from a beautifully designed rear garden with patio area, perfect for outdoor entertaining and relaxation, as well as hot tub and area and access to insulated garden office. Situated ideally for a scenic location, this property offers a tranquil escape from the hustle and bustle of city life whilst remaining easily accessible to the city with a choice of train stations and commuter links. Whether you're looking for a family home or a peaceful retreat, this property ticks all the boxes. Don't miss your chance to own this delightful property. Contact us today to arrange a viewing.



Accommodation

Hallway Composite door to front. Access to reception room. Open to dining room with stairs to first floor. Modern column radiators.

Study/Bedroom 3.4m x 3.08m (11'2" x 10'1") Triple glazed window to front. Feature led lit media wall. Radiator.

Dining Room 4.32m x 3.35 (14'2" x 3.35) to stairs: Open to kitchen. Open to kitchen with breakfast bar. Radiator.

Kitchen 3.70m x 3.25m (12'2" x 10'8") Double glazed window to side and skylight. Offering new contemporary wall and base cabinets with integrated appliances, refrigerator, freezer, dish washer, oven, gas hob and extractor. Door to lobby, ground floor wc and family room.

Lobby Providing access to cloakroom, lounge and storage cupboard.

Ground Floor WC Low level wc and contemporary wash basin. Heated towel rail.

Lounge 3.7m x 3.0m (12'2" x 9'10") Double glazed bi-folding doors to garden complimented by dual double glazed skylights. Feature fireplace. Contemporary column radiator. Access to utility cupboard (housing washing machine).

Landing Access to bedrooms, luxurious bathroom and loft.

Bedroom One 4.14m x 3.43m (13'7" x 11'3") Dual triple glazed windows to front (with acoustic secondary glazing). Radiator. Full bank of fitted wardrobes. Independent air conditioning.

Bedroom Two 3.48m x 2.5m (11'5" x 8'2") Double glazed window to rear. Fitted wardrobes. Radiator. Independent air conditioning.

Bathroom 3.26m x 2.86m (10'8" x 9'5") Opaque double glazed window to rear, complimented by dual opening Velux window above the bath. Offering a pristine 4 piece bathroom suite comprising; walk in shower with drench shower rose, finished with Porcelanosa tile, free standing double ended bath, modern vanity wash basin and low level wc. Heated towel rail.

Exterior

Rear Garden Offering a porcelain tile patio (with optional extra privacy screen) leading to a real grass lawn with footpath to one side and mature planted border to the other. Gazebo with hot tub (negotiable) with storage. 'Secret' patio decked area with planted borders, bespoke greenhouse pod and water feature and access to garden office and pedestrian access.

Garden Office 4m x 3m Fully insulated. Double glazed windows and doors. Power light and hard wired internet.

Front Garden Paved pathway. Shingle area. Wooden hideaway bin storage.





Benefitting from:

- Sought After Farningham Village
- 2 to 3 Bedrooms
- Amazing Bright Kitchen
- Family Room with Bi-Fold Doors
- Luxurious Bathroom
- Immaculate Garden
- Garden Office
- Council Tax: D
- EPC Rating: C

Additional Information

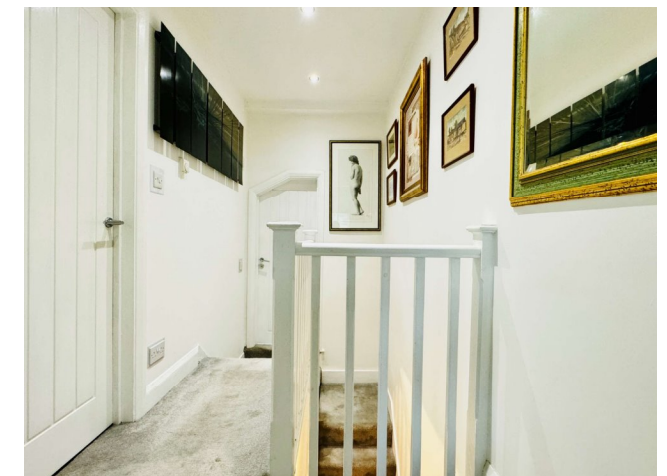
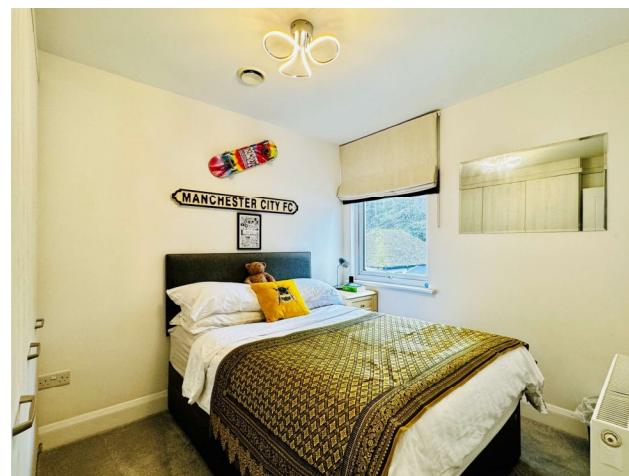
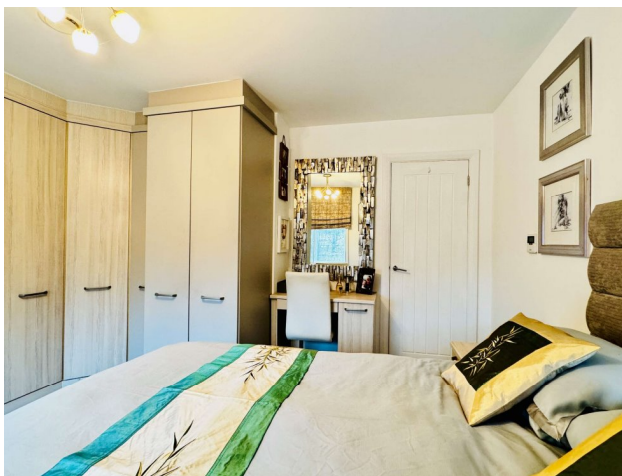
Nearest Train Stations -

Eynsford 1.9 Miles

Farningham Hill Station 1.9 Miles

Swanley Station 3.6 Miles

Distances acquired using Google Maps





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

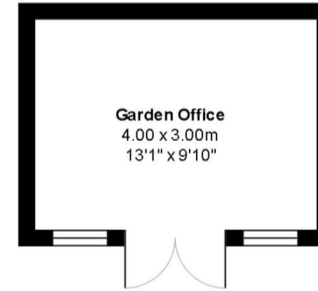
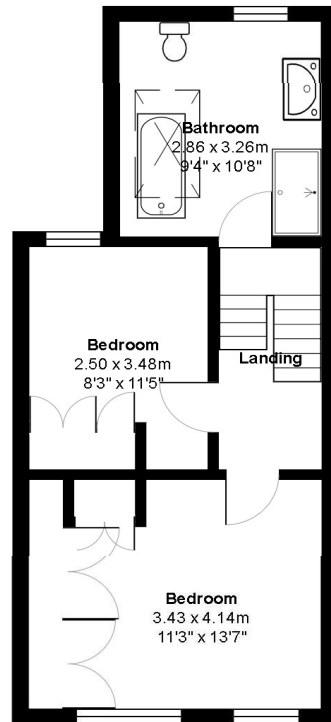
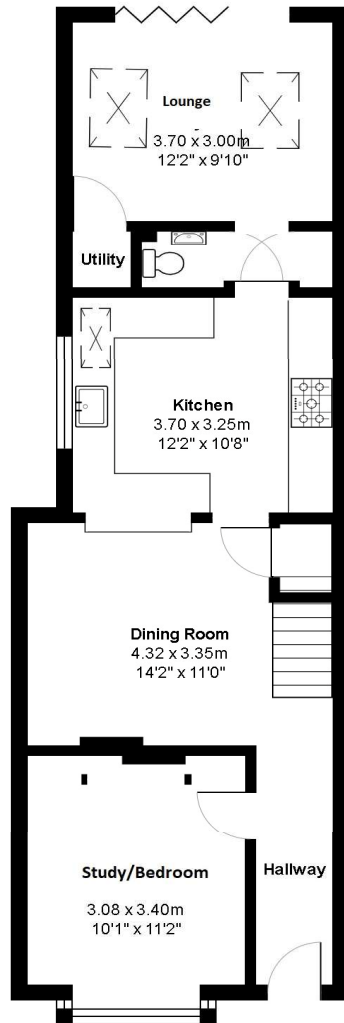
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ROBINSON-JACKSON



Total Area: 97.7 m² ... 1052 ft²

All measurements are approximate and for display purposes only

