



Wellbrook Road | Farnborough, Kent, BR6 7AB



Guide Price £400,000 - £425,000

Freehold

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Wellbrook Road

Farnborough

An opportunity to purchase this three bedroom terraced house situated close to Darrick Wood School & the Princess Royal Hospital. Although in need some updating there is a new central heating system.

Property Features

- Central Heating & Double Glazing
- Much Potential
- New Fascia Above The Front Bedrooms
- New Boiler/Central Heating System (2023)
- Front & Rear Gardens
- Garage To The Rear
- Popular Location
- Chain Free
- Council Tax: C
- EPC Rating: C



Interior

Entrance Hall: Double glazed composite door to front. Meter cupboard. Parquet flooring.

Lounge/Dining Room 5.9m x 4.67m (19'4" x 15'4") Maximum dimensions into the double glazed bay area to the front. The flat roof above this area has been recently replaced. Stairs to first floor. Three radiators and fitted carpet.

Kitchen/Breakfast Room: 4.67m x 2.44m (15'4" x 8') Fitted with a matching range of wall and base units with work surfaces. Cooker, fridge/freezer and washing machine to remain. Space for washing machine. Ceramic sink unit & drainer. Double glazed windows to rear. Space for table & chairs. Radiator. Double glazed door leading to:

Lean To Area: 2.74m x 1.68m (9' x 5'6") With access to the rear garden. Radiator.

Landing: Access to loft, airing cupboard and fitted carpet.

Bedroom 1: 3.73m x 2.9m (12'3" x 9'6") Double glazed window to front, built in wardrobes, radiator and fitted carpet.

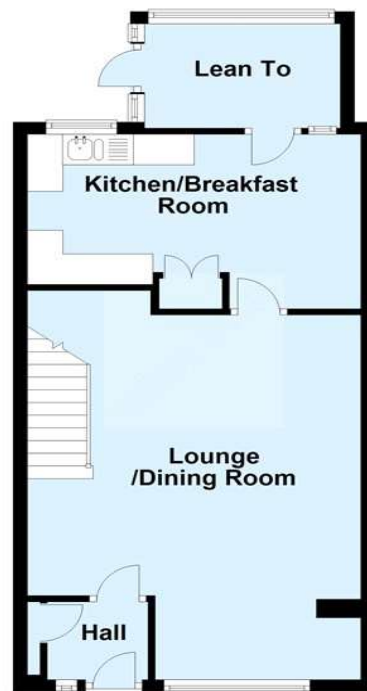
Bedroom 2: 2.9m x 2.8m (9'6" x 9'2") Double glazed window to rear, built in wardrobe, radiator and fitted carpet.

Bedroom 3: 2.2m x 1.7m (7'3" x 5'7") Double glazed window to rear, built in cupboard, radiator and fitted carpet.

Family Bathroom: Fitted with a three piece suite in white comprising a panelled bath with shower attachment, pedestal wash hand basin and wc. Radiator. Double glazed opaque window to rear.

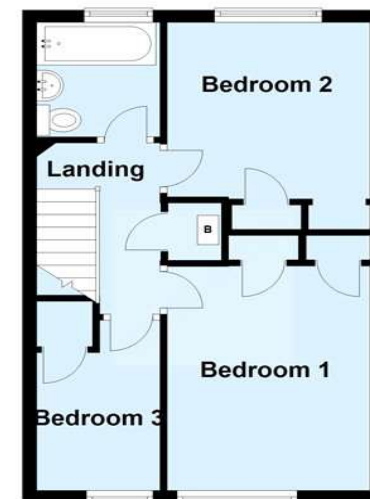
Ground Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



Total area: approx. 83.1 sq. metres (894.9 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.





Exterior

Front Garden: Laid to lawn with pathway to front.

Rear Garden: Mainly paved. Various shrubs, Rear access.

Garage: (Access to the rear) With up and over door.

Additional Information

Wellbrook Road is well located for Locksbottom & Farnborough amenities alike, Darrick Wood Schools and Princess Royal Hospital. Orpington & Bromley are only a short drive away.

Property Location

Wellbrook Road, Farnborough, Kent, BR6 7AB



**FOR MORE INFORMATION
CONTACT US TODAY.**

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