



Meadow Cottage Orchard

Farnborough, BR6 7BP

Guide Price £600,000

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Estate Agents

This PERIOD SEMI DETACHED property is located within sought after FARNBOROUGH VILLAGE and offers 3 DOUBLE BEDROOMS and a further SINGLE BEDROOM, has been extended to provide a MODERN FITTED KITCHEN, DINING ROOM, and UTILITY ROOM with access into the GARAGE.

The entrance hall leads into the the dual aspect lounge with bay window and log burning stove. To the rear the bright dining room overlooks the rear garden and opens into the modern fully fitted kitchen with shaker style units and granite worktops. There is a utility room with access into the garage.

To the first floor there are 3 good sized double bedrooms, a further single bedroom and character bathroom with rolltop bath.

The pretty well established garden has rear access.

Located within Farnborough Village, providing excellent amenities, transport and catchment for popular local schools, this property would be a perfect family home.



Meadow Cottage Orchard Road, Farnborough, Kent, BR6 7BP

Ground Floor

Entrance Hall

Guest Cloakroom

Lounge

14'1" x 11'1" (4.3 x 3.4)

Living Room

12'5" x 10'5" (3.8 x 3.2)

Dining Room

13'9" x 11'9" (4.2 x 3.6)

Kitchen

11'9" x 8'2" (3.6 x 2.5)

Utility Room

9'2" x 5'2" (2.8 x 1.6)

First Floor

Bedroom 1

12'5" x 11'9" (3.8 x 3.6)

Bedroom 2

9'10" x 7'6" (3.0 x 2.3)

Bedroom 3

11'1" x 8'6" (3.4 x 2.6)

Bedroom 4

11'9" x 8'2" (3.6 x 2.5)

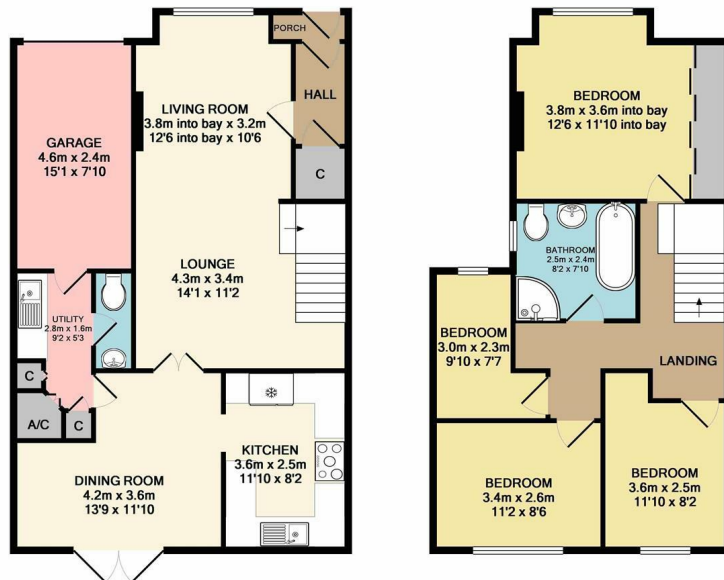
Family Bathroom

8'2" x 7'10" (2.5 x 2.4)

Outside

Garage

Rear Garden



GROUND FLOOR
APPROX. FLOOR
AREA 70.4 SQ.M.
(758 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 53.9 SQ.M.
(581 SQ.FT.)

TOTAL APPROX. FLOOR AREA 124.3 SQ.M. (1338 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	81
England & Wales		EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.