



## Farrier Close, Bromley | OIEO £450,000 FREEHOLD

We are delighted to offer for sale this absolutely, beautifully well presented modern three bedroom family home situated in a particularly peaceful setting a short walk from Bickley station and all amenities of Bromley town centre. Built some 15 years ago this property has been finished to a high standard and the living space is quite adaptable to ideally suit any family and boasts a large lounge, dining room, downstairs cloakroom and modern well equipped kitchen on the ground floor while on the first floor there is a stylish family bathroom and three equally well proportioned bedrooms. The current owners have thoughtfully designed their garden for family use and with a host of well regarded local schools on your doorstep and parking for at least two cars your earliest attention to view is well advised to avoid disappointment.



- Three bedrooms
- Modern family house
- Modern kitchen and bathroom
- Close to Bickley station and Bromley town centre
- Neutrally interior designed
- Allocated parking

## HALL

## DOWNSTAIRS WC

LOUNGE 16' 5" x 15' 1" (5m x 4.6m)

DINING ROOM 8' 10" x 8' 0" (2.69m x 2.44m)

KITCHEN 8' 10" x 6' 7" (2.69m x 2.01m)

BEDROOM 1 11' 3" x 8' 10" (3.43m x 2.69m)

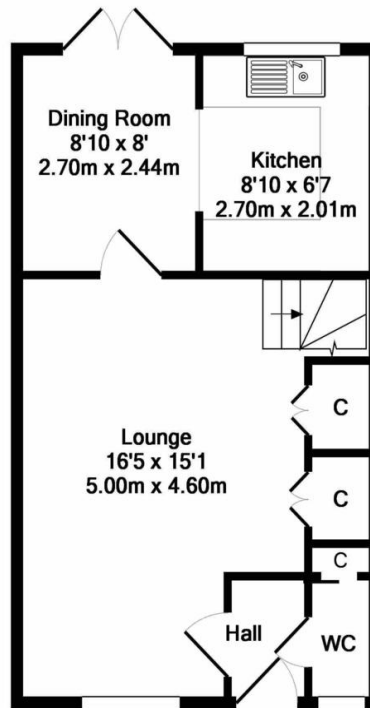
BEDROOM 2 12' 1" x 8' 2" (3.68m x 2.49m)

BEDROOM 3 8' 10" x 6' 6" (2.69m x 1.98m)

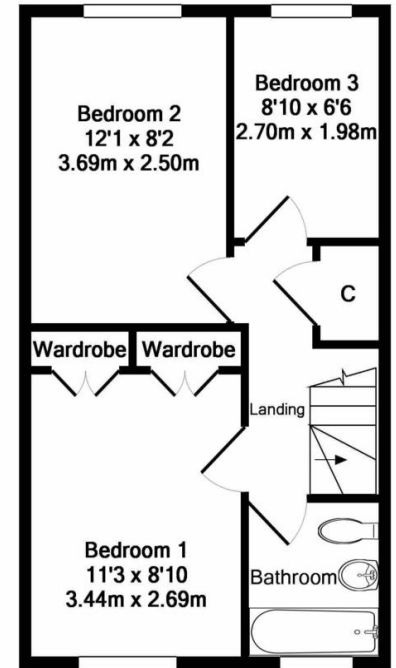
## BATHROOM

**GARDEN:** A particularly well designed garden on two levels with steps to a sun terrace in addition to lawn area.

**Directions:** From our Bromley office turn right into Tylney Road and continue straight until you reach the roundabout and take the last exit onto Canon Road, Farrier close is the first turning on the right.



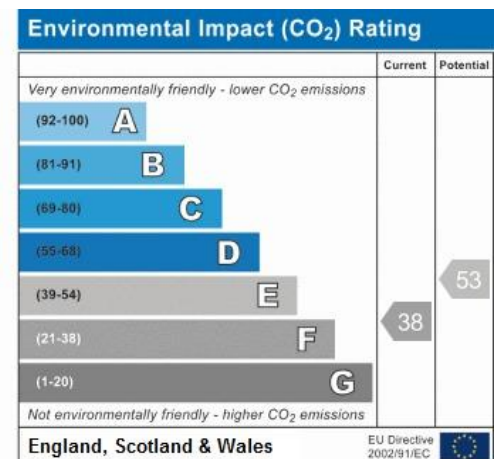
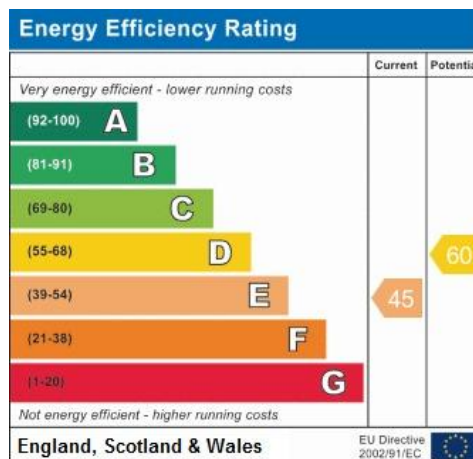
Ground Floor  
Approx. Floor Area 362 Sq.Ft.  
(33.6 Sq.M.)



1st Floor  
Approx. Floor Area 363 Sq.Ft.  
(33.7 Sq.M.)

Total Approx. Floor Area 724 Sq.Ft. (67.3 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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