



St Giles Close, Farnborough Village

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# 9 St Giles Close, Farnborough Village, Orpington, BR6 7DT

Guide Price £545,000

Lovingly maintained and refurbished by the current owners is this beautifully presented three-bedroom home in Farnborough Village.

With bright spacious accommodation, garage en-bloc and off-street parking this is a superb opportunity for a growing family or anyone looking to down-size.

Approached by a private driveway, the main accommodation includes an entrance hall with downstairs cloakroom and useful cloaks hanging area. A spacious lounge leads to the modern open plan kitchen/breakfast room with a range of fitted units, cupboards, workspace and separating breakfast bar. Doors give access to the garden which is laid to a central lawn with surrounding patio and plant border. The conservatory overlooks the charming garden and provides further space for appliances.

Upstairs, the landing has an airing cupboard and gives access to three good size bedrooms, a luxury bathroom with bath and separate walk in Aqualisa shower.

St Giles Close is in a quiet cul-de-sac, convenient for local schools, shops, restaurants, pubs, and cafes. The property is within good distance of mainline stations, with regular bus routes to Orpington and Bromley South. Junction 4 of the M25 gives good access to the motorway networks. High Elms is close-by, ideal for dog walkers and the outdoor enthusiast.

EPC = C



1 Reception  
Rooms



3 Bedrooms



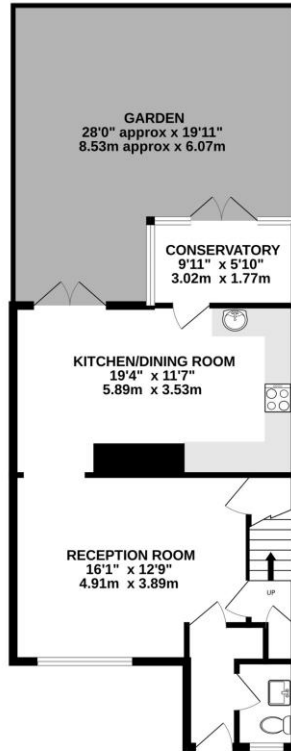
Kitchen/Breakfast  
Room



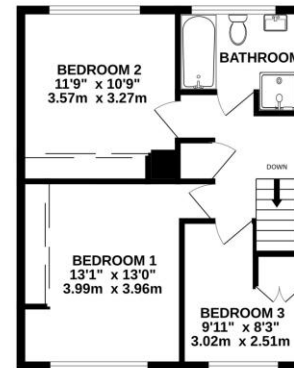
1 Bathrooms



GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.