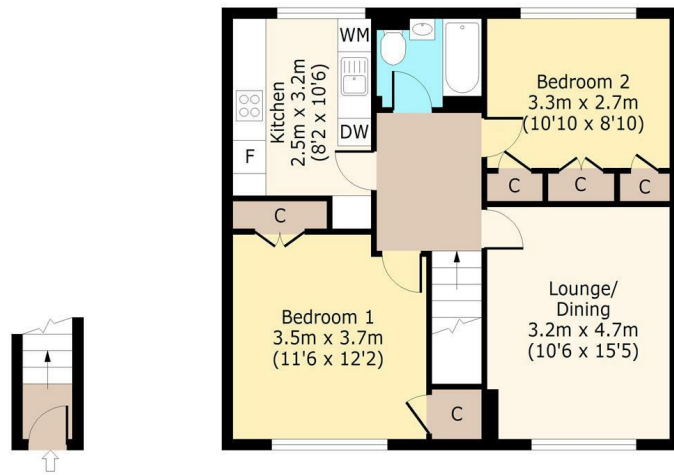


Ground Floor
Approx. 1.9 sq. meters
(20 sq. feet)

First Floor
Approx. 60.0 sq. meters
(646 sq. feet)



Total area: approx. 61.9 sq. meters (666 sq. feet)
For illustration purposes only - not to scale



IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

**3 Princess Parade Crofton Road
Orpington
BR6 8NP**

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£325,000

Ladycroft Way Farnborough

A great opportunity to purchase this purpose built first floor maisonette with 2 double bedrooms and a GARAGE, situated in well maintained communal gardens. Located in the sought after location of Farnborough village and with excellent transport links, this property will appeal to many.

This bright property located in this popular development, features an open square hallway at the top of the staircase. The lounge/diner features a large picture window to the front with space for a sitting area and dining table. The main bedroom overlooks the rear communal garden and has built in storage. The good sized second bedroom also features built in storage. There is an integrated kitchen with a good range of base and wall units, and a tiled splashback.

Ideally located within walking distance of the village amenities, and transport links to Orpington and Bromley, connecting to mainline services. The M25 is a 10 minute drive.

Viewing highly recommended. Please note this property is not suitable for investors due to restrictions in the lease on sub letting.



- First Floor
- 2 Double Bedrooms
- Garage
- Share of Freehold
- Communal Gardens
- Village Location
- Walking Distance to Amenities
- Good Schools Catchment
- Excellent Transport Links
- EPC D64