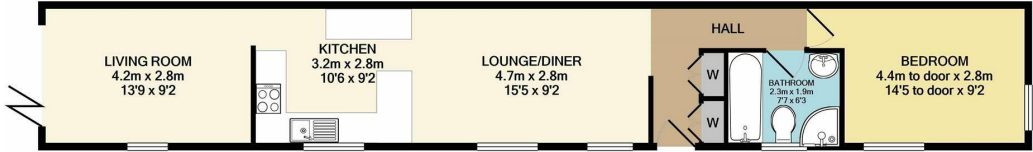


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 54.9 SQ.M. (591 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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STARTS HILL ROAD
FARNBOROUGH
£400,000



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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.

Anthony Martin
Estate Agents



Anthony Martin are delighted to bring to the market this unique detached bungalow which forms part of the Old School House. Immaculately presented and in a sought after location with access to local amenities and transport, this would make an ideal home for first time buyers and downsizers.

From the allocated parking space a path leads to this detached property. The front door opens into the entrance hall which has been fitted with bespoke storage. To the left the open plan space with vaulted ceiling features a fully integrated modern kitchen and lounge/dining space. From here the second reception space with bi fold doors looks out onto the pretty courtyard garden. To the right of the entrance hall there is a further double bedroom and modern bathroom.

Outside there is private garden at both ends of the property, one open with low railings and the other a walled courtyard garden with terrace and artificial lawn, accessed from the second bedroom or via the side gate.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

START'S HILL ROAD

FARNBOROUGH

- Detached
- Freehold
- Walled Courtyard Garden
- Immaculately Presented
- Modern Integrated Kitchen
- Allocated Parking
- Modern Bathroom with Separate Shower
- Period Conversion
- Excellent Transport Links
- EPC D66

