

THOMAS BROWN

ESTATES



2 Crabbs Croft Close, Farnborough Village, BR6 7DF

Asking Price: £750,000

- 4 Bedroom, 2 Bathroom Detached Chalet House
- Refurbished to a High Standard Throughout
- No Forward Chain
- Ever Popular Farnborough Village





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, immaculate four bedroom two bathroom detached chalet property situated in the ever popular Farnborough village, that has been refurbished throughout by the current owners and is being offered to the market with no forward chain. The accommodation comprises; entrance hall, spacious lounge/kitchen that spans the rear of the property with direct access to the rear garden, utility room, two bedrooms (one being a large double) and a family bathroom. To the second floor is a spacious landing providing access to two large double bedrooms with the master boasting an ensuite shower room. Externally the rear garden is mainly laid to lawn with a patio perfect for entertaining and alfresco dining with a summer house, workshop and a shed. To the front is the garage (storage only) and a long drive for numerous vehicles. Please note within the last four to five years the property has been extended, rewired, triple glazing to all windows, new boiler and plumbing as well as new kitchen, bathrooms and general decoration. Crabbs Croft Close is well located for local schools including Farnborough Primary School and Darrick Wood Schools, local village shops, station and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location and specification.



FRONT
Driveway for numerous vehicles with rest laid to lawn, mature shrubs.

ENTRANCE HALL
Wooden door to front and rear, triple glazed window to side, radiator.

LOUNGE/KITCHEN
27'04" x 15'06" (8.33m x 4.72m) Range of matching wall and base units with solid wood worktops over, one and a half stainless steel sink and drainer, integrated 5 ring gas hob with extractor over, integrated self-cleaning double oven, space for fridge/freezer, space for dishwasher, tile splashback, double glazed sliding door to rear, two triple glazed windows to rear, Karndean flooring, two radiators.

BEDROOM 3
13'03" x 10'07" (4.04m x 3.23m) Built in storage, triple glazed window to front, carpet, radiator.



BEDROOM 4
9'08" x 8'11" (2.95m x 2.72m) Triple glazed window to front, carpet, radiator.

BATHROOM
Low level WC, wash hand basin in vanity unit, bath with shower attachment, opaque triple glazed window to side, vinyl flooring, radiator.

UTILITY ROOM
Wall and base units with worktops over, stainless steel sink and drainer, space for washing machine, space for dryer, Karndean flooring, radiator.

STAIRS TO FIRST FLOOR LANDING
Ample built in storage, eves storage, triple glazed window to side, carpet, radiator.



BEDROOM 1
15'10" x 11'02" (4.83m x 3.4m) Built in wardrobe, triple glazed window to rear, three triple glazed windows to side, carpet, radiator.

EN-SUITE
Low level WC, wash hand basin in vanity unit, double shower cubicle, triple glazed window to side, vinyl flooring, heated towel rail.

BEDROOM 2
15'09" x 9'0" (4.8m x 2.74m) Triple glazed window to front, two triple glazed windows to side, carpet, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN
70'0" (21.34m) Patio area with rest laid to lawn, shed, mature shrubs.

HOME OFFICE
11'0" x 9'02" (3.35m x 2.79m) Double glazed French doors to front, two double glazed windows to front, power and light.

WORKSHOP
9'06" x 8'04" (2.9m x 2.54m) (measured at maximum) Double glazed door to side, double glazed window to side, single glazed window to side, power and light.

GARAGE
8'11" x 8'04" (2.72m x 2.54m) Storage only, roller blind door.

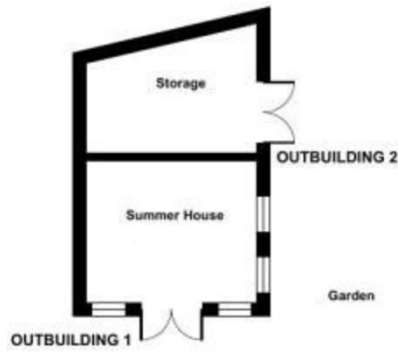
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

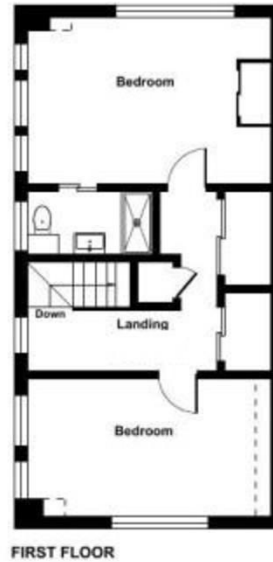
OFF STREET PARKING

NO FORWARD CHAIN





Denotes restricted head height



Construction: Standard

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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