

ROBINS

10 ELM WALK, FARNBOROUGH PARK, KENT

Alan de Maid





This is an opportunity to purchase an attractive Tudor style five bedroom detached house positioned on one of the best roads in the favoured Farnborough Park Estate.

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The property which has been fully refurbished and is well presented throughout, is offered to the market with good sized accommodation to both the ground and first floor and is offered chain free.

In addition to a generous living room and family room , there is a large modern kitchen/dining room and utility room.

The fully fitted kitchen is dual aspect and has numerous attractive shaker base and wall units with over 4m of work surface. The ceramic butler sink has both a Michel Roux Jr tap and a Quooker hot tap. Integrated appliances include three AEG ovens incorporating a microwave, a warming drawer and separate full height fridge and freezer. Bluetooth ceiling speakers, a full length mirrored splashback and dimmable lighting make this the perfect social kitchen. The open plan dining area has double patio doors which allow this room to be flooded with natural light and lead out to the covered patio at the rear.

To the first floor are four double bedrooms.

The master bedroom has generous proportions with double doors which lead through to a luxurious bathroom with roll top bath, walk-in double shower and twin basins. Down a small set of stairs from the master bedroom is a further room overlooking the garden, which has had plans designed for a substantial dressing room, details of which can be provided upon request. In addition to the master bedroom are three further double bedrooms, one benefits from a recently fitted Lusso Stone en-suite shower room plus separate walk-in wardrobe. A family bathroom with Amtico flooring and marble worktop to basin complete the accommodation to the first floor.

There is a spacious self-contained annex living area currently being used as a bedroom with a separate kitchenette and shower room. There is an integral lockable door to the main house and this unique space is ideal for use as a nanny annexe, a home office suite, for a teenager or as a gym.









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The current owner was renting this space as a self-contained independently accessed annexe, it has its own lockable side garden entrance door.

The gardens are well presented with a superb Renson Camargue Gazebo with electrically opening and closing rotating roof to take advantage of the changing angles of sun. This gazebo provides an all year round al fresco seating area. Attractive dimmable LED lighting and heater are included. The low maintenance landscaped garden also features a flagship Hydro pool Self Cleaning 6/7 person fully specified hot tub with audio which could be included in the sale. To the front, the garden includes an irrigation system and off-street parking for 5 cars. This wonderful secure home is wired with internal PIRS and external cameras with tannoy system. Completing this desirable property is a brand new roof throughout with upgraded insulation.

Farnborough Park is a private gated estate, with 24 hour security. Elm Walk is a beautiful tree lined road situated conveniently within minutes' walk of Locksbottom Village with its excellent amenities that include some first class restaurants. It also has access to Orpington and Bromley mainline stations, and good bus routes. The property also falls within the popular Darrick Wood School catchment area. Locksbottom is found just south of Bromley on the edge of Greenbelt countryside including woodland.

This is an idyllic location to live within the M25 The M25 is close by with access at junction 4.



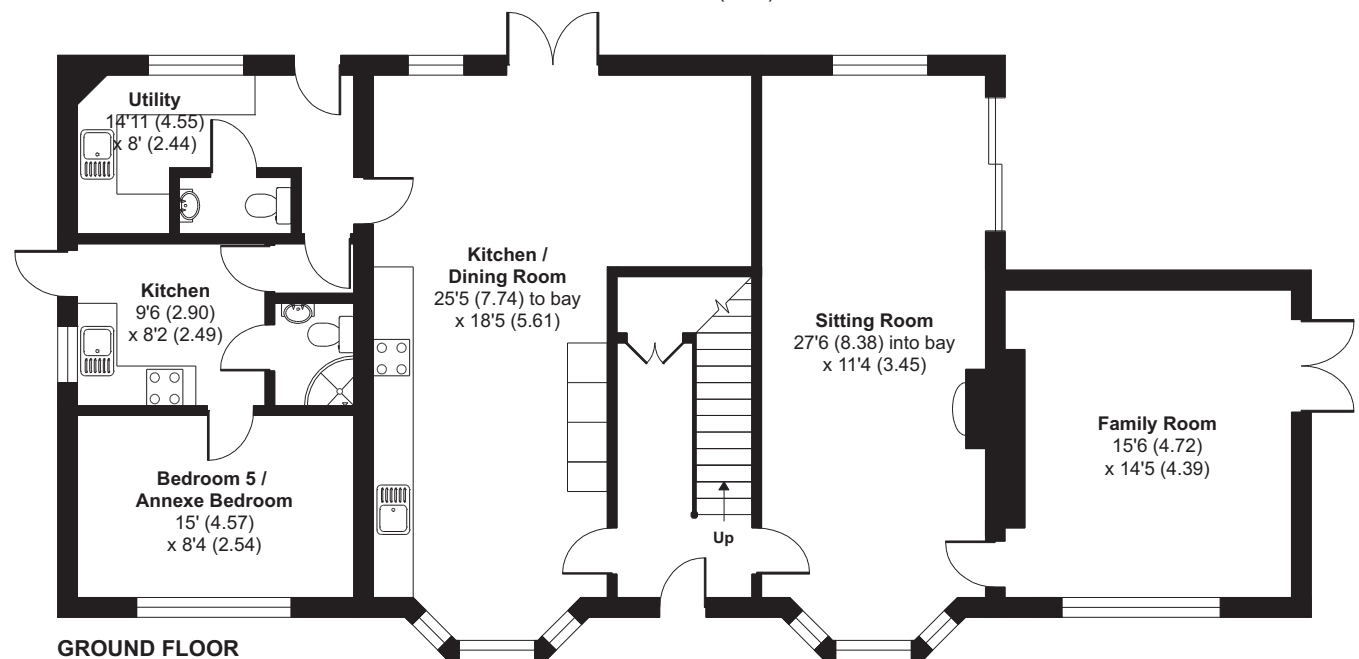




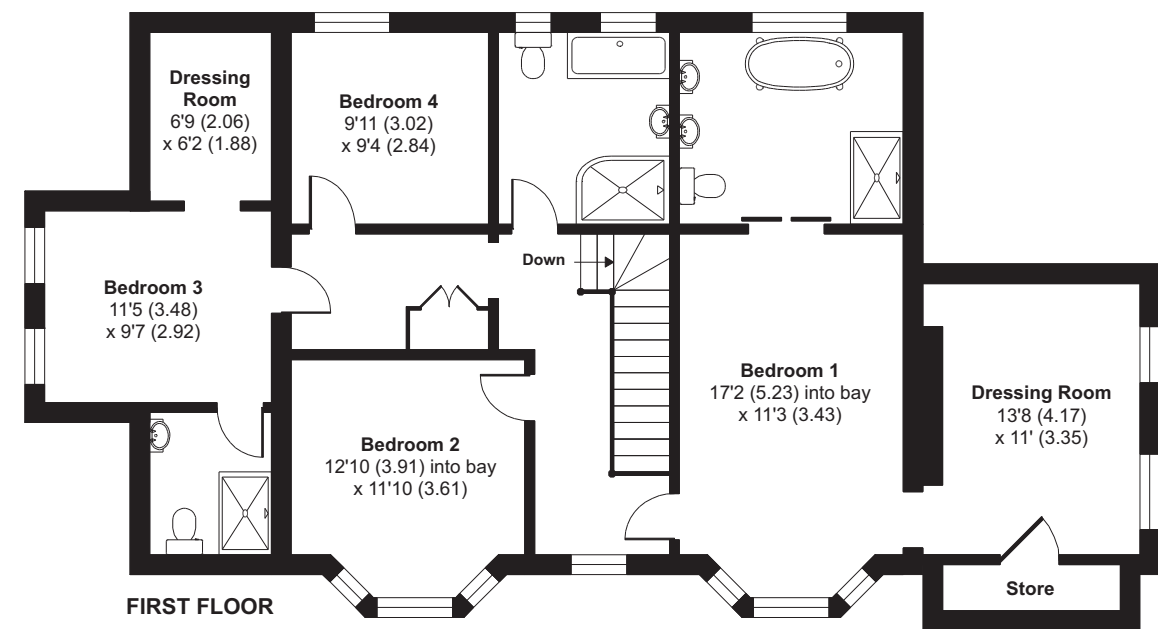




Garden
Approximate
73'3 (22.3)
x 71'8 (21.8)



2,752 sq ft / 255.6 sq m
Approximate Area
For Identification Purposes Only



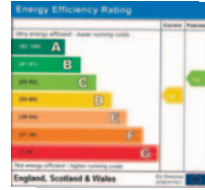
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VIEWING

Strictly by appointment with Alan de Maid. Please call 01689 797 015.

LOCAL AUTHORITY: Bromley

COUNCIL TAX BAND: Band H

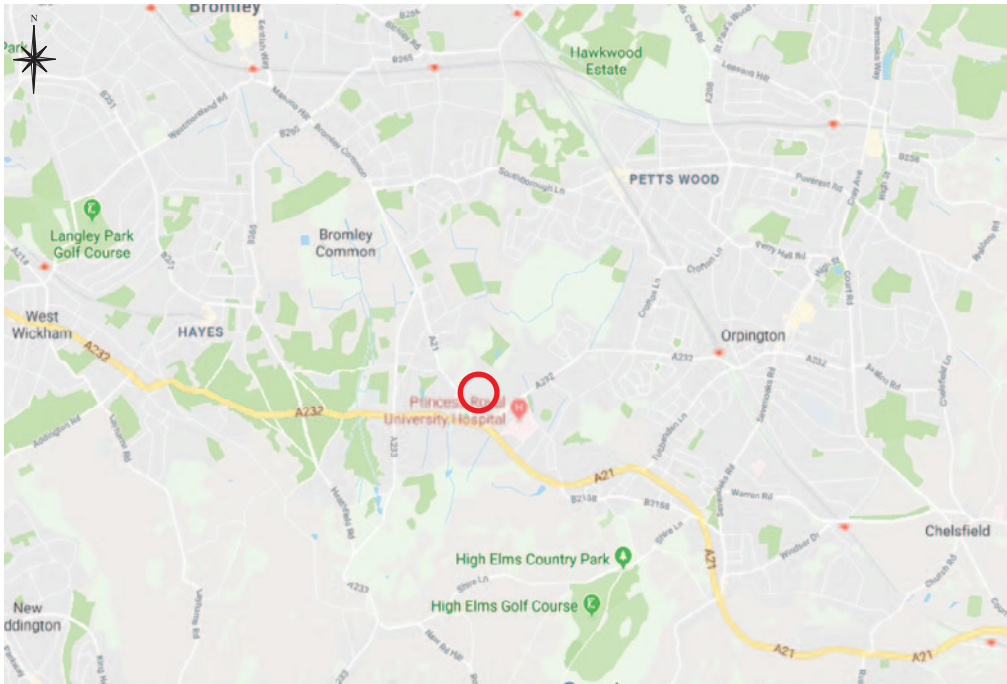


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Robins, 10 Elm Walk, Farnborough Park, BR6 8LX



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