



Farnborough  
£700,000

 mackenzie smith

11 St. Michaels Road, Farnborough, GU14 8ND

A substantial four/five double bedroom family home offering both versatility and convenience. With a garden measuring over 100ft, the home features three reception rooms, a conservatory, kitchen, utility room, three en suites and a large garage. Nearby schools, stations, the town centre and road links.

Location

Farnborough is a thriving business community, benefitting from a multimillion pound redevelopment of the town centre. The history of the area is dominated by the renowned Farnborough Airfield; as the home of the first flight in Britain, it has a long tradition of being at the centre of aeronautical industry hosting The International Air Show every two years.

Farnborough is set in an ideal location for the commuter with excellent rail, road and general transport networks; Farnborough mainline station will take you into London Waterloo in under 40 minutes and there is access to the M3 bringing Farnham, Fleet, Basingstoke and Camberley within easy reach.

Reputable schools and colleges also complement the town, including the 6th Form College and Farnborough Tech.

Residents can enjoy a cinema, sports centre, a boating lake at Hawley woods, or take a step outside the town to the beautiful Hampshire countryside perhaps via the tranquil Basingstoke Canal to the south.

The Property

This detached family home has been attentively enhanced and maintained over the years to offer remarkably versatile family accommodation. Having benefited from a two storey extension, the property has been more recently refreshed with a bright neutral décor that truly enhances the spacious living areas. Altogether, the home now encompasses circa 2260 sqft of versatile living space across both floors.

A centrally positioned entrance porch greets you into this welcoming home, where the freshly carpeted entrance leads through to the lounge, second reception/bedroom and the kitchen, whilst also accommodating stairs to the first floor.

Along with a bright dual aspect outlook, the second reception room features an en suite/steam cabin, consequently serving a choice of uses and the potential of a fifth bedroom.

The light and airy lounge, measuring over 24ft, forms a sociable hub for this home as it connects to the kitchen, dining room and conservatory. This ground floor living area offers substantial versatility in use, whilst glazed panel doors connect the living areas and assist a flow of natural light. French doors open to the dining room, along with bi-folding doors that open to the conservatory, which is also accessible through patio doors from the dining room.

The spacious conservatory extends along the rear of the home, measuring over 24ft in width, opening out to the mature rear garden. Underfloor heating complements this room, offering functional use all year round.

Karndean flooring flows through the kitchen, positioned to the rear of the home and practically arranged. Neutral units with contrasting work surfaces incorporate a breakfast bar, split level oven, five ring hob and an extractor hood.

Further appliance space is available in the adjoining utility room, where Karndean flooring continues, whilst also leading onto both the front and rear gardens. A coal bunker storage cupboard forms a characterful addition here.

Turning stairs lead to the bright and airy landing, from where all four bedrooms and the family bathroom are accessible, whilst also offering access to the fully boarded loft.

The bathroom features a modern white suite, with a Jacuzzi style bath.

All four bedrooms are good sized doubles, with the master and second bedroom also featuring en suites.

The master bedroom is particularly noteworthy, benefitting from views over St Michaels Abbey. Solid oak flooring flows throughout this bright dual aspect room that has been extended to measure over 26ft in depth. The generous en suite bathroom features controlled underfloor heating, a concealed vanity unit and a bath with a shower above.

The Grounds

Set along a tree lined avenue in the favourable Empress Park vicinity, this detached family home enjoys a mature outlook and a generous rear garden measuring over 100ft.

A dwarf brick wall partially encloses the block paved front garden, with shaped areas of lawn and mature hedges complementing the façade of the home.

Plenty of parking is available here, while the generous garage presents further secure parking and storage facilities. A side entrance leads through to the mature rear garden, which enjoys a pleasant sense of privacy and seclusion. This outdoor area measures over 100ft in depth and is largely laid to lawn, while a paved patio adjoining the property forms a choice seating area.

Energy Efficiency Rating

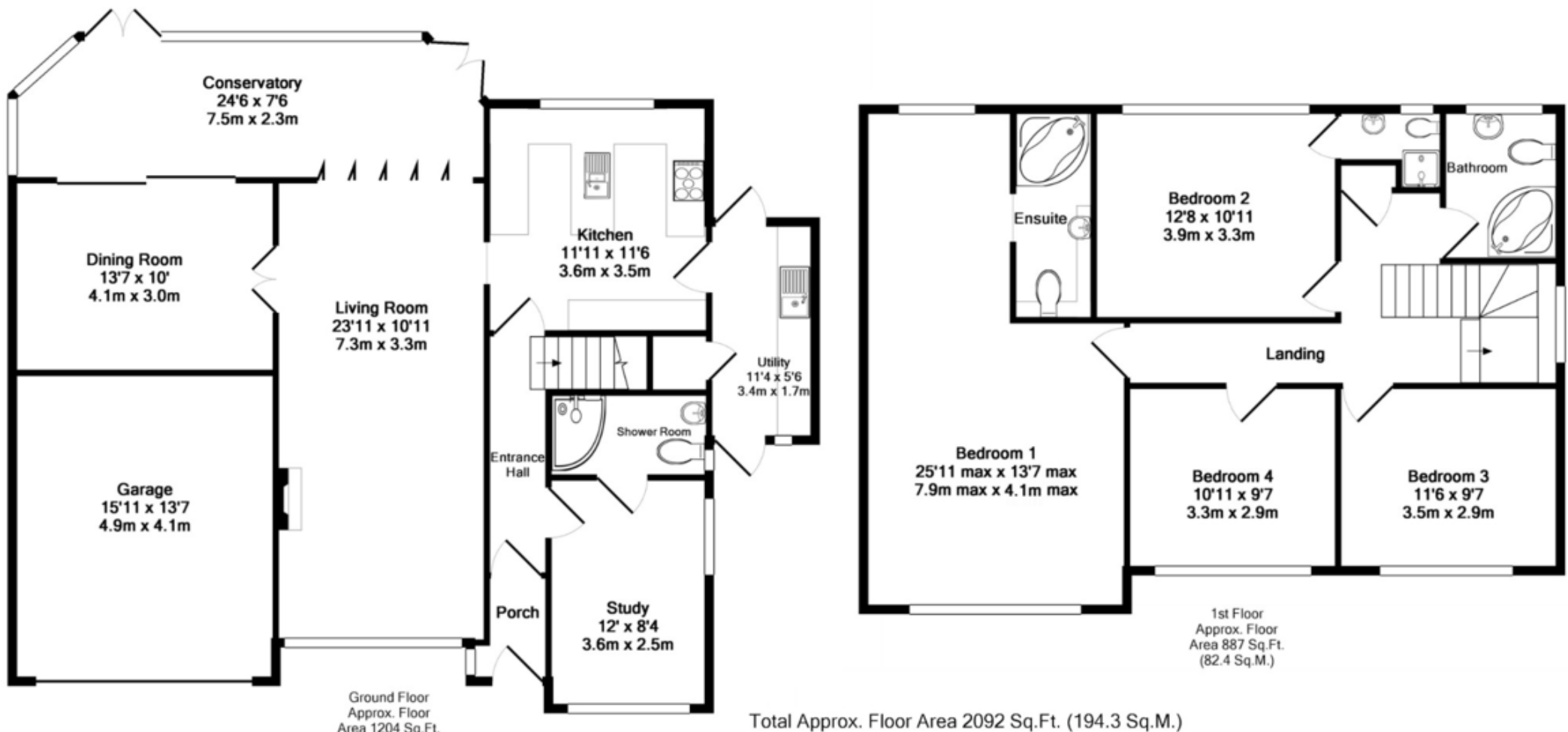
Current: D | Potential: D

Directions

From our office in Farnborough turn left and at the roundabout turn right onto Elmgrove Road. At the end of this road turn left onto Union Street. At the traffic lights turn right and proceed under the railway bridge onto Prospect Road. At the roundabout continue straight over. Take the next turning right into Leopold Avenue, at the end of this road turn left into Pierrefondes Avenue and first right into Napoleon Avenue. After a short distance turn left into St Michael's Road where the property can be found on the left hand side.

Every effort has been made to ensure these particulars provide a fair representation of the property, however we would like to draw your attention to the following:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order. References to the tenure of a property are based on information supplied by the vendor. The Agent has not had sight of the title documents. The purchaser is advised to obtain verification from their solicitor or surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Measurements are approximate and any plans provided are not to scale.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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