



FARNBOROUGH ROAD, FARNBOROUGH GU14
OFFERS IN EXCESS OF £675,000

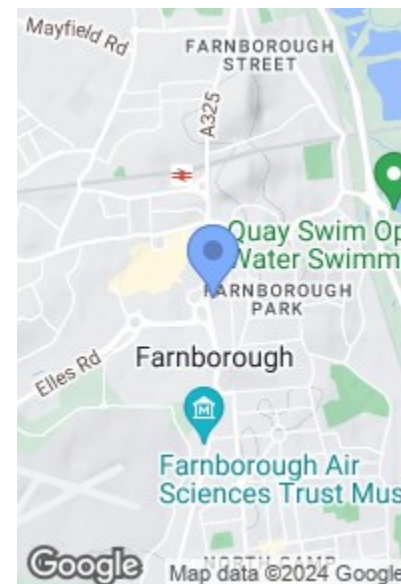
ROAD MAP



HYBRID MAP



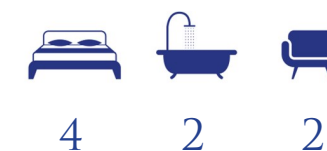
TERRAIN MAP



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (91-100)	68 78
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	





MAIN FEATURES

- Characterful Detached Property
- Four Bedrooms
- Bathroom & En Suite
- Driveway Parking
- Substantial & Well Maintained Garden
- Detached Studio/Office With Kitchen & WC
- Two Reception Rooms
- Good-Size Kitchen & Breakfast Room

FULL DETAILS

Entrance Hallway

Enter via front door, understairs storage, laminate flooring and stairs leading to the first floor with new carpet flooring.

Living Room

17'1 x 13'11 (5.21m x 4.24m)

Bay window, feature electric fireplace, feature wall and carpet flooring.

Dining Room

12'0 x 11'11 (3.66m x 3.63m)

Laminate flooring and doors leading to the garden.

Kitchen

13'10 x 8'10 (4.22m x 2.69m)

Range of base and eye level units, sink, fridge/freezer, four ring electric hob, extractor fan, oven, dishwasher, partly tiled walls and tiled flooring.

Breakfast Room

9'10 x 8'10 (3.00m x 2.69m)

Range of base and eye level units and tiled flooring. Doors leading to the garden.

Utility

Sink and space for; washing machine and tumble dryer.

WC

Low level WC, wash hand basin with storage below, partly tiled walls and laminate flooring.

First Floor Landing

New carpet flooring. Access to the loft.

Bedroom One

17'5 x 13'11 (5.31m x 4.24m)

Bay window, feature wall, carpet flooring and door leading through to;

En Suite

Wash hand basin, low level WC, walk-in shower, heated towel rail and tiled flooring.

Bedroom Two

12'3 x 12'0 (3.73m x 3.66m)

Rear aspect and laminate flooring.

Bedroom Three

11'6 x 8'11 (3.51m x 2.72m)

Dual aspect and carpet flooring.

Bedroom Four

7'3 x 7'0 (2.21m x 2.13m)

Front aspect and laminate flooring.

Bathroom

Wash hand basin with storage, low level WC, bath with rainfall shower head, tiled walls and tiled flooring.

Garden

Very spacious and well maintained garden comprising; lawned areas and areas laid to patio. Shed, mature trees and planting. Access to;

Studio/Office

16'6 x 12'11 (5.03m x 3.94m)

Velux windows, power, lighting and laminate flooring.

WC

Low level WC, wash hand basin, partly tiled walls and tiled flooring.

Kitchen

12'11 x 5'9 (3.94m x 1.75m)

Range of base and eye level units, sink and space for; fridge. Laminate flooring.

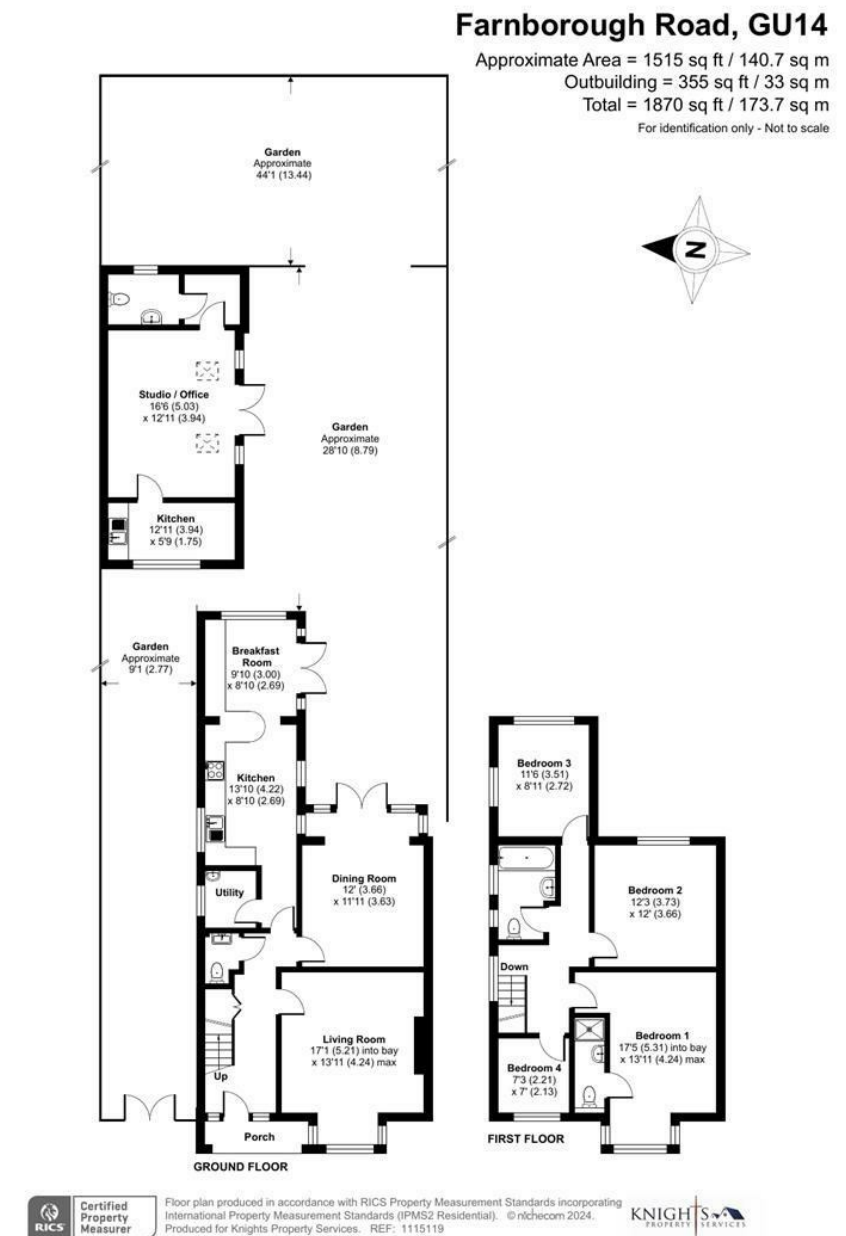
To The Front

Driveway parking, shingled area and electric gate leading to additional parking.

Council Tax

Band E.

FLOORPLAN



FARNBOROUGH ROAD, FARNBOROUGH GU14

KNIGHTS PROPERTY SERVICES ****COMPLETE ONWARDS CHAIN**** New to the market for sale is this spacious and very well presented characterful detached property in Farnborough. The ground floor comprising; living room, dining room, kitchen, breakfast room, utility and WC. To complete the property internally there is a bathroom, four bedrooms and an en suite to bedroom one on the first floor. In addition to driveway parking, a key feature to note is the very large and well maintained garden, which has access to a detached studio/office with kitchen and WC. The extended property is situated close to Farnborough Main and Farnborough North train stations, with direct links to London Waterloo. Farnborough town centre is within close proximity, with its variety of shops and leisure facilities as well as being positioned for great transport links.