



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.
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PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



11 Newfield Avenue

Farnborough, Hampshire GU14 9PG

Offers in Excess of £475,000 Freehold

A three bedroom detached bungalow enjoying an 80ft rear garden boasting a private south-westerly aspect situated within easy reach of local shops, schools and bus/commuter routes. Accommodation comprises entrance hall, living room, kitchen, conservatory, three bedrooms, bathroom. Additional features include upvc double glazing, gas central heating, generous frontage offering off road parking for three vehicles and giving access to garage. Energy Efficiency Rating 'D'

PORCH

Covered entrance porch with quarry tiled step.

ENTRANCE HALL

Side aspect multi-point locking upvc door with opaque double glazed insert, doors to living room, kitchen, bedrooms and bathroom, built in cloaks cupboard housing gas and electric meters and consumer unit, built in airing cupboard housing cylinder tank. Access to part boarded loft space with light via hatch and fitted ladder, laminate flooring, radiator, wall mounted central heating controls and thermostat, coved ceiling.

LIVING ROOM

18' 4" x 12' 8" (5.59m x 3.86m) max. Rear aspect upvc double glazed bay window, coal effect electric fire with stone surround, Sky feed, radiator, coved ceiling.

KITCHEN

11' 7" x 8' 10" (3.53m x 2.69m) Side aspect upvc double glazed window, refitted matching range of eye and base level units finished with roll edged work surfaces with inset stainless steel sink unit with mixer tap. Built in four ring touch screen ceramic hob and fan assisted electric oven with grill, integrated washing machine, fridge and freezer, recess suitable for microwave. Wall mounted concealed gas central heating boiler, tiled walls, tiled floor, laminate flooring, radiator, extractor, coved ceiling, double width doorway to conservatory.

Note: The seller has the twin upvc double glazed doors and can easily re-instate them if required.

CONSERVATORY

8' 11" x 8' 0" (2.72m x 2.44m) Rear and side aspect upvc double glazed windows over low level brick wall with central twin opening rear aspect upvc double glazed doors to terrace, feature valued double glazed roof, radiator, laminate flooring.

BEDROOM ONE

11' 7" x 10' 6" (3.53m x 3.20m) excluding recess. Front aspect upvc double glazed window, full length fitted wardrobes offering extensive storage over hanging rails and shelving, further built in double wardrobe fronted via twin opening mirrored doors, radiator, coved ceiling.

BEDROOM TWO

11' 7" x 8' 7" (3.53m x 2.62m) Front aspect upvc double glazed window, built in double wardrobe with twin opening doors, radiator, coved ceiling.

BEDROOM THREE

9' 8" x 6' 8" (2.95m x 2.03m) Side aspect upvc opaque double glazed window, radiator, coved ceiling.

BATHROOM

Side aspect upvc opaque double glazed windows, three piece suite in white comprising low level wc, pedestal mounted wash basin with mixer tap, p-shaped panel enclosed bath with mixer tap incorporating shower attachment. Wall mounted 'Mira' thermostatic shower and curved glass shower screen over bath, tiled walls, radiator, laminate flooring, extractor.

REAR GARDEN

Generous paved terrace offering space for outdoor dining/entertaining with shaped brick edging leading onto mainly laid to lawn garden with paved pathways to sides giving access to rear terrace and timber built shed. The garden extends approximately 80ft and is panel fence enclosed to sides and rear with pedestrian gate giving access to the front, rear door into garage/workshop, outside tap.

GARAGE/WORKSHOP

17' 3" x 8' 7" (5.26m x 2.62m) Front aspect up and over door, power and light, chipboard flooring, fitted workbench, rear aspect door to terrace and upvc double glazed window.

FRONT GARDEN AND PARKING

Mainly laid to lawn garden fronted via low level brick wall with block paved pathway leading to front door and side gate, block paved driveway giving off road parking and access to garage.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

