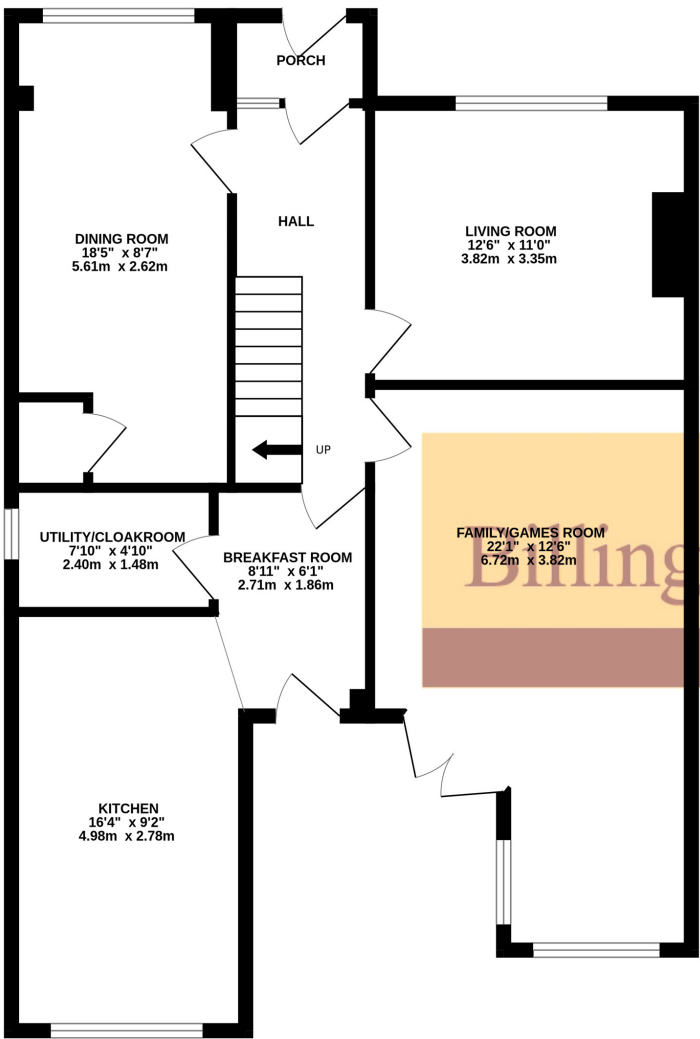
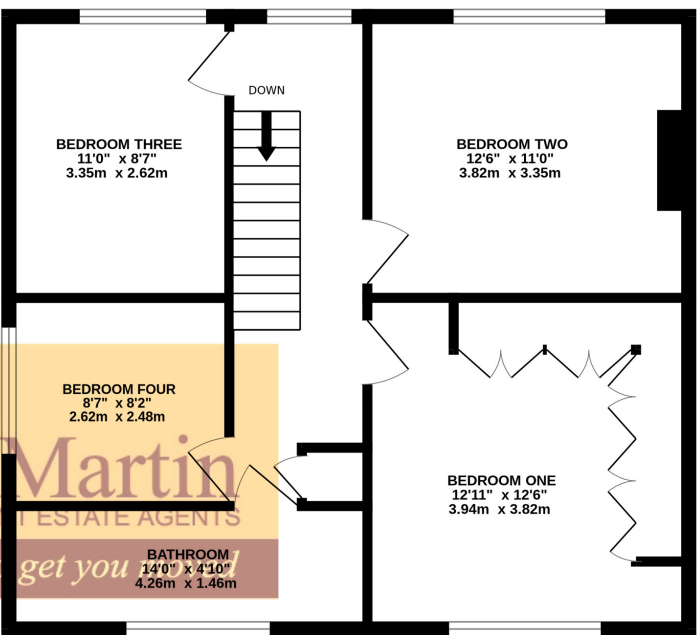


GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.
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26 Fleet Road

Farnborough, Hampshire GU14 9RA

£550,000 Freehold

A substantial family home boasting a generous plot with detached double garage and driveway parking to front and rear, situated within easy reach of local schools, shops, commuter routes, Hawley Woods and Fleet Pond Nature Reserve. The accommodation, which is spread over an impressive 1486 sqft comprises; porch, entrance hall, dining room, living room, family/games room, breakfast room, refitted kitchen, utility/cloakroom, four bedrooms, refitted four piece bathroom. The property also boasts a good sized loft offering scope for conversion (stp) and a rear garden measuring approximately 50ft x 40ft. EER 'D'.

GROUND FLOOR

PORCH

Front aspect upvc multi-point locking door, space for coats and shoes, textured ceiling with inset downlighter, door to entrance hall.

ENTRANCE HALL

Front aspect hardwood door with twin opaque glazed inserts and opaque glazed side panel, door to dining room, doors with glazed inserts to living room and breakfast room, stairs to first floor with open recess below, radiator, smooth finish ceiling with coving and inset downlighters.

DINING ROOM

5.62m x 2.62m (18' 5" x 8' 7") max. Front aspect upvc double glazed window, radiator, laminate flooring, fitted cupboard with shelving housing replacement gas central heating combination boiler, smooth finish ceiling.

LIVING ROOM

3.82m x 3.35m (12' 6" x 11' 0") Front aspect upvc double glazed window, flame effect electric fire with decorative surround, radiator, laminate flooring, smooth finish ceiling with coving and inset downlighters.

FAMILY/GAMES ROOM

6.72m x 3.81m (22' 1" x 12' 6") max. Rear and side aspect upvc double glazed windows, twin opening upvc double glazed doors to covered decking. Decorative fireplace surround with electric log burning effect stove, laminate flooring, vertical designer radiator, two wall light points, cabinet housing electric meter and consumer unit, smooth finish ceiling with coving.

BREAKFAST ROOM

2.69m x 1.86m (8' 10" x 6' 1") Rear aspect upvc double glazed door to covered decking, open plan to kitchen, door to utility/cloakroom, radiator, laminate flooring, smooth finish ceiling with coving and inset downlighter.

KITCHEN

4.99m x 2.77m (16' 4" x 9' 1") Rear aspect upvc double glazed window, refitted matching range of eye and base level units incorporating marble effect work surfaces with inset ceramic sink unit with retractable riser tap. Built in multi-zone touch screen induction hob below complementary extractor, two built in fan assisted ovens with grill, built in microwave oven, recess with plumbing suitable for 'American Style ' fridge freezer, integrated dishwasher. Tiled splashbacks, carousel corner storage units, laminate flooring, smooth finish ceiling with coving and inset downlighters.

UTILITY/ CLOAKROOM

2.4m x 1.47m (7' 10" x 4' 10") Side aspect upvc opaque double glazed window, low level wc, pedestal mounted wash basin with mixer tap, tiled splashback, plumbing and space for washing machine and tumble dryer, wall mounted cabinets, radiator, laminate flooring, extractor, smooth finish ceiling.

FIRST FLOOR

LANDING

Front aspect upvc double glazed window, doors to all bedrooms and bathroom, radiator, storage cupboard, smooth finish ceiling with inset downlighters and coving, hatch giving access to loft space.

Loft Space

Side aspect upvc double glazed window, rear aspect double glazed roof window, fully boarded with retractable ladder, power and light

BEDROOM ONE

3.96m x 3.78m (13' 0" x 12' 5") Rear aspect upvc double glazed window, comprehensive range of fitted wardrobes offering extensive storage over hanging rail and drawer space, radiator, wall mounted air conditioning unit, smooth finish ceiling with inset downlighters and coving.

BEDROOM TWO

3.83m x 3.35m (12' 7" x 11' 0") Front aspect upvc double glazed window, radiator, smooth finish ceiling with inset downlighters and coving.

BEDROOM THREE

3.33m x 2.62m (10' 11" x 8' 7") Front aspect upvc double glazed window, radiator, smooth finish ceiling with inset downlighters and coving.

BEDROOM FOUR

2.62m x 2.48m (8' 7" x 8' 2") Side aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

BATHROOM

Rear aspect upvc opaque double glazed window, four piece suite comprising low level wc, floating vanity unit with inset ceramic wash basin with mixer tap and storage drawers below, panel enclosed bath with mixer tap, walk-in shower enclosure with dual head 'Mira' Decor' thermostatic shower. Heated chrome towel rail, tiled splashbacks, laminate flooring, smooth finish ceiling with inset downlighters and coving.

REAR GARDEN

Covered decking offering outdoor seating area below polycarbonate roof leading out onto paved terrace extending to rear of property with raised planters and adjacent area of lawn with further seating area to rear with artificial lawn. The garden measures approximately 50ft x 40ft with panel fencing to sides and rear, pedestrian gates to front and rear driveways and pedestrian door giving access into double garage.

DETACHED DOUBLE GARAGE

5.75m x 4.8m (18' 10" x 15' 9") Up and over automated double width door, mechanics inspection pit, power and light.

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.

