



90 West Heath Road

Farnborough, Hampshire GU14 8QX

£435,000 Freehold

A three bedroom semi-detached family home situated on the sought after 'West Heath' development offering easy access to Farnborough Main Station (Waterloo 37 mins), schools, shops, playing fields and Farnborough Sixth Form College. Accommodation comprises entrance hall, kitchen, dining room, living room, conservatory, three bedrooms, bathroom, separate wc. Features include 135ft south facing rear garden, potential for extension (stpp), off road parking and garage. EER 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect hardwood door with opaque glazed side panel, side aspect upvc double glazed window, radiator, archways to kitchen and dining room, stairs to first floor with storage cupboard below housing meters and consumer unit, laminate flooring, smooth finish ceiling with coving.

KITCHEN

3.65m x 2.74m (12' 0" x 9' 0") Rear aspect upvc double glazed window, side aspect part glazed door, matching range of eye and base level units with granite effect roll edge work surfaces with inset one and a third bowl ceramic sink unit with mixer tap. Built in four ring gas hob below extractor, built in fan assisted electric oven with separate grill, recess for microwave, plumbing and space for washing machine. Wall mounted replacement gas central heating boiler, radiator, built in shelved larder, tiled floor, tiled splashbacks, textured ceiling.

DINING ROOM

4m x 3.95m (13' 1" x 13' 0") max. Front aspect upvc double glazed bay window, radiator, broadband and Cable points, picture rail, smooth finish ceiling with coving, archway to living room.

LIVING ROOM

3.66m x 3.54m (12' 0" x 11' 7") Rear aspect aluminium double glazed sliding patio door to conservatory, coal effect electric fire with decorative surround, radiator, picture rail, smooth finish ceiling with coving.

CONSERVATORY

2.9m x 2.6m (9' 6" x 8' 6") Upvc windows to sides, rear aspect aluminium windows and sliding patio doors to garden, clear glass roof, vinyl flooring.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to bedrooms, bathroom and separate wc, built in airing cupboard housing replacement cylinder tank below slatted shelving, radiator, smooth finish ceiling with coving and hinged hatch giving access to loft space with ladder and light.

BEDROOM ONE

4.14m x 3.95m (13' 7" x 13' 0") Front aspect upvc double glazed bay window, built in wardrobe with hanging rail and shelf, radiator, textured ceiling.

BEDROOM TWO

3.66m x 3.66m (12' 0" x 12' 0") Rear aspect upvc double glazed window, full width fitted wardrobes offering extensive storage over hanging rail and shelf fronted by sliding mirrored doors, radiator, textured ceiling.

BEDROOM THREE

2.49m x 2.13m (8' 2" x 7' 0") Front aspect upvc double glazed window, radiator. Built in storage cupboard over bulkhead, smooth finish ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with storage cabinet below, shower bath with thermostatic shower over. Heated towel rail, shaver point, laminate flooring, tiled splashbacks, textured ceiling.

SEPARATE WC

Side aspect upvc opaque double glazed window, low level wc, wall mounted wash basin, tiled splashback, radiator.

REAR GARDEN

Extending approx. 135ft and boasting a southerly aspect the garden is mainly laid to lawn interspersed with a combination of trees and shrubs with established borders, decked seating area to rear of conservatory, outside tap and light.

DRIVEWAY AND GARAGE

Hardstanding driveway extending to side of property via twin opening gates leading to carport and garage and giving access to rear garden.

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.

