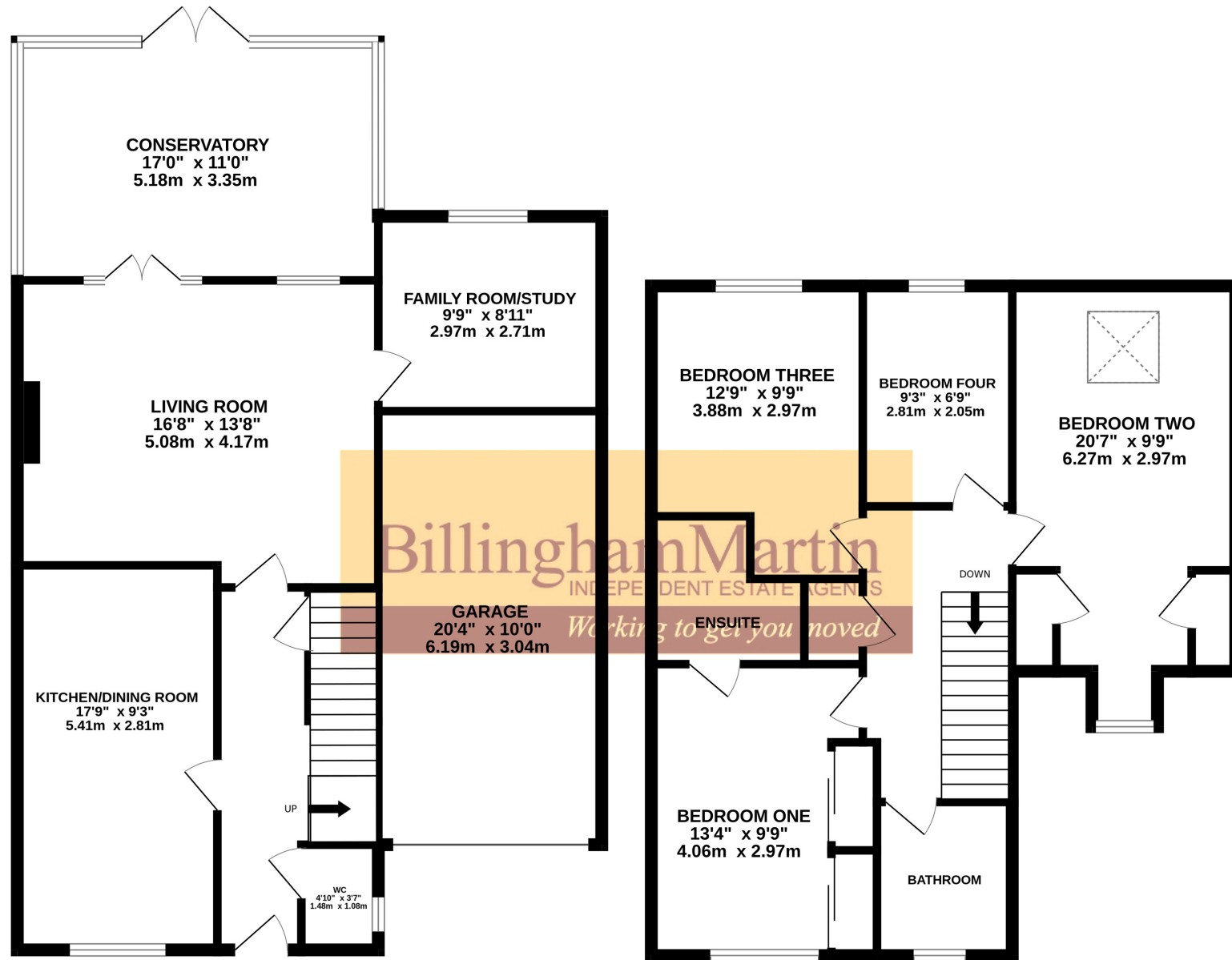


GROUND FLOOR  
993 sq.ft. (92.3 sq.m.) approx.

1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1698 sq.ft. (157.7 sq.m.) approx.  
Made with Metropix ©2024



## 6 Castle Close

FARNBOROUGH, Hampshire GU14 6UA

£610,000 Freehold

Offered for sale with no onward chain is this superbly presented four bedroom detached family home enjoying a cul de sac position overlooking the popular King George V Playing Fields. Accommodation comprises entrance hall, cloakroom, kitchen/dining room, living room, family room/study, conservatory, main bedroom with ensuite, three further bedrooms, family bathroom. Features to note include excellent access to local amenities and schools, southerly aspect rear garden, 20ft integral garage and driveway parking. Early viewing is recommended to avoid disappointment. Energy Efficiency Rating 'C'

PROPERTY MISEDSCRIPTIONS 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.



## GROUND FLOOR

### COVERED ENTRANCE

Courtesy light.

### ENTRANCE HALL

Front aspect composite multi-point locking door with opaque double glazed inserts, doors to cloakroom, kitchen/dining room and living room. Staircase to first floor landing with storage cupboard below, radiator, wall mounted heating control, laminate flooring, smooth finish ceiling with coving.

### CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, radiator, wall mounted consumer unit, laminate flooring, smooth finish ceiling.

### KITCHEN/DINING ROOM

17' 9" x 9' 3" (5.41m x 2.82m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset stainless steel sink unit with mixer tap. Built in four ring gas hob with electric double oven below and extractor fan above, plumbing and space for washing machine, integrated dish washer, integrated fridge and freezer, wall mounted concealed gas central heating boiler, part tiled walls, space suitable for dining table and chairs, radiator, tiled floor, smooth finish ceiling with coving.

### LIVING ROOM

17' 8" x 13' 8" (5.38m x 4.17m) Rear aspect upvc double glazed window and twin opening doors to conservatory, feature open fireplace with wooden surround and marble hearth, radiator, door to family room/study, smooth finish ceiling with coving.

### FAMILY ROOM/STUDY

9' 9" x 8' 11" (2.97m x 2.72m) Rear aspect upvc double glazed window, radiator, laminate flooring, smooth finish ceiling with coving.

### CONSERVATORY

17' 0" x 11' 0" (5.18m x 3.35m) Side and rear aspect upvc double glazed windows over low level brick built wall with twin opening doors to garden, feature glass vaulted roof, power points.

## FIRST FLOOR

### LANDING

Doors to all four bedrooms and bathroom, radiator, cupboard housing hot water cylinder with shelving above, hatch to part boarded loft space with fitted ladder and light, smooth finish ceiling with coving.

### BEDROOM ONE

13' 4" x 9' 9" (4.06m x 2.97m) Front aspect upvc double glazed window, radiator, twin built in double wardrobes with hanging rails and shelving, door to ensuite, smooth finish ceiling.

### ENSUITE

Three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, double shower cubicle with sliding doors, part tiled walls, radiator, extractor fan, smooth finish ceiling.

### BEDROOM TWO

20' 7" x 9' 9" (6.27m x 2.97m) max into bay. Front aspect upvc double glazed window, rear aspect double glazed 'Velux' window, two radiators, twin built in single wardrobes with hanging rails and shelving, smooth finish ceiling.

### BEDROOM THREE

12' 9" x 9' 8" (3.89m x 2.95m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

### BEDROOM FOUR

9' 3" x 6' 9" (2.82m x 2.06m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

### BATHROOM

Front aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, part tiled walls, radiator, extractor fan, smooth finish ceiling.

### INTEGRAL GARAGE

20' 4" x 10' 0" (6.20m x 3.05m) Front aspect up and over door, power and light.

## OUTSIDE

### FRONT GARDEN

Area of well kept lawn with shaped flower and shrub borders, outside tap.

### REAR GARDEN

South facing garden which is laid to lawn with shaped flower and shrub borders, fully enclosed via wood fencing with pedestrian gate to side.

### 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.

