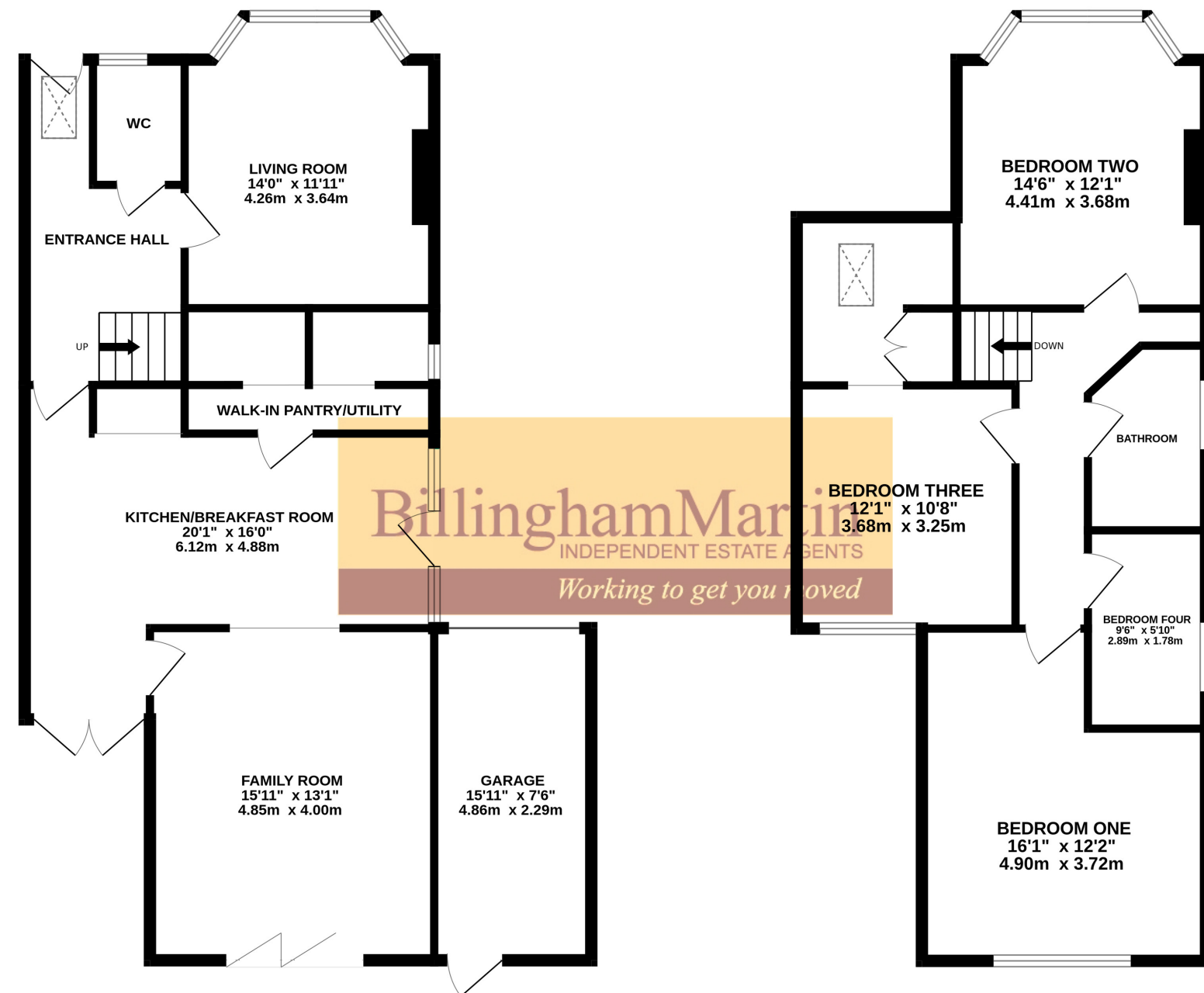


GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.

1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1622 sq.ft. (150.7 sq.m.) approx.
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156 Alexandra Road

Farnborough, Hampshire GU14 6RY

£620,000 Freehold

A stunning family home boasting a non estate location within easy reach of local schools and colleges as well as playing fields, local shops and commuter routes. Accommodation comprises entrance hall, cloakroom, living room, superb kitchen/breakfast room with walk-in pantry/utility, family room, four bedrooms, bathroom. Whilst retaining many original features and charm the property has been the subject of considerable investment and modernisation including refurbished roof, solar panels with battery storage system (2022), EV charge point, replacement gas central heating boiler (2024) and refitted kitchen/breakfast room. Externally the driveway offers off road parking for several vehicles and access to the garage with the rear garden extending approximately 70ft and enjoying a westerly aspect capturing afternoon and evening sun. EER 'B'

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.

GROUND FLOOR

ENTRANCE HALL

Front aspect multi-point locking composite door with twin opaque double glazed inserts, doors to cloakroom, living room, kitchen/breakfast room, stairway to first floor, space for coats and shoes, digital thermostat heating control, column radiator, tiled floor, smooth finish ceiling with 'Velux' window.

CLOAKROOM

Front aspect upvc opaque double glazed window, low level wc, wall mounted wash basin, heated chrome towel rail, half height tiled walls, tiled floor, extractor, smooth finish ceiling.

LIVING ROOM

4.26m x 3.64m (14' 0" x 11' 11") max. Front aspect upvc double glazed bay window, feature decorative fireplace surround with polished stone inset and hearth and recessed log burning stove, column radiator, Cable and BT broadband points, picture rails, smooth finish ceiling.

KITCHEN/BREAKFAST ROOM

6.12m x 4.88m (20' 1" x 16' 0") max. Side aspect upvc double glazed windows and multi-point locking upvc half opaque double glazed door to driveway, rear aspect upvc double glazed twin opening doors to terrace. Refitted matching range of eye and base level units finished with 'Butchers Block' worksurfaces with inset one and a quarter bowl ceramic sink unit with mixer tap, built in four ring touch screen convection hob below raised extractor with downlighters, built in fan assisted oven and microwave oven, integrated dishwasher, recess for upright fridge/freezer. Breakfast bar, corner carousel unit, bin storage drawer, complimentary book shelves, column radiator, tiled floor, doors to family room and walk-in pantry/utility, smooth finish ceiling with inset downlighters.

WALK-IN PANTRY/UTILITY

Side aspect upvc opaque double glazed window, plumbing and space for washing machine, space for further appliances, wall mounted replacement 'Worcester' gas central heating boiler, fitted shelving, tiled floor, smooth finish ceiling.

FAMILY ROOM

4.85m x 4m (15' 11" x 13' 1") Rear aspect upvc double glazed tri-fold doors offering views into garden and giving access to terrace, fireplace recess, designer radiator, picture rail, feature exposed floorboards, smooth finish ceiling.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to bedrooms and bathroom, access to loft space via hinged hatch, smooth finish ceiling.

BEDROOM ONE

4.9m x 3.72m (16' 1" x 12' 2") max. Rear aspect upvc double glazed window, column radiator, display recess, exposed floorboards, smooth finish ceiling.

BEDROOM TWO

4.41m x 3.68m (14' 6" x 12' 1") max. Front aspect upvc double glazed bay window, decorative fireplace surround with tiled inset and cast iron grate, radiator, picture rail, smooth finish ceiling.

BEDROOM THREE

3.68m x 3.25m (12' 1" x 10' 8") Rear aspect upvc double glazed window, radiator, laminate flooring, picture rail, smooth finish ceiling, doorway to dressing room/study area with 'Velux' window and fitted double wardrobe.

BEDROOM FOUR

2.89m x 1.78m (9' 6" x 5' 10") Side aspect upvc double glazed window, radiator, smooth finish ceiling.

BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, feature vanity unit mounted wash basin with mixer tap, tiled enclosed bath with flush fitted controls for mixer tap and shower. Folding glass shower screen, heated chrome towel rail, mainly tiled walls, smooth finish ceiling with extractor and downlighters.

GARAGE

4.86m x 2.29m (15' 11" x 7' 6") Front aspect up and over door, rear aspect door to terrace, power and light.

REAR GARDEN

Full width paved terraced offering generous space for outdoor dining/entertaining leading onto mainly laid to lawn garden with established shrubs and vegetable plot, space for greenhouse and shed. The garden extends approx. 70ft and enjoys a private westerly aspect with panel fencing to sides and rear.

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.

