



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

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## 39 Highfield Road

Farnborough, Hampshire GU14 0EB

£495,000 Freehold

A three-bedroom character detached home offered for sale with no onward chain situated within walking distance of local schools, shops and playing fields as well as Farnborough Main Station (Waterloo 37 mins). Accommodation comprises entrance hall, living room, dining room, kitchen/breakfast room, three bedrooms, shower room. Features include replacement gas central heating boiler, block-paved driveway providing off-road parking and access to the rear garden and garage. EER

## GROUND FLOOR

### PORCH

Front aspect multi-point locking composite door with decorative opaque double glazed inserts, side aspect glazed windows, quarry tiled floor, courtesy light, cabinet housing the gas meter, opaque glazed door leading to entrance hall.

### ENTRANCE HALL

Open plan to dining room and living room, staircase to first floor with recess below, exposed beam, textured and coved ceiling.

### LIVING ROOM

3.66m x 3.56m (12' 0" x 11' 8") Front aspect double glazed window, feature brick built open fireplace surround with timber mantel, radiator, two wall lights, storage recess below stairs, wall mounted consumer unit, textured and coved ceiling.

### DINING ROOM

3.66m x 3.62m (12' 0" x 11' 11") Front aspect double glazed window, radiator, display recess, textured and coved ceiling.

### KITCHEN/BREAKFAST ROOM

4.20m x 2.72m (13' 9" x 8' 11") Rear aspect double glazed windows, side aspect multi-point locking half double glazed door, refitted range of eye and base level units incorporating marble effect roll edge work surfaces with one and a third bowl single drainer stainless steel sink unit with mixer tap. 'Belling' range cooker with seven gas burners, two ovens and separate grill, matching extractor hood with downlighters, built in wine cooler, integrated fridge with freezer compartment, integrated washing machine and under counter dishwasher. Breakfast bar, radiator, wall mounted concealed replacement gas central heating boiler, tiled floor, tiled splashbacks, smooth finish ceiling with inset downlighters.

### FIRST FLOOR

### LANDING

Front aspect double glazed window, radiator, doors to bedrooms and shower room, access to loft space via hatch, smooth finish ceiling with coving.

### BEDROOM ONE

3.66m x 3.64m (12' 0" x 11' 11") Front aspect double glazed window, radiator, full length fitted wardrobes with cabinets above offering extensive storage over hanging rail and shelf, textured ceiling.

### BEDROOM TWO

3.64m x 3.64m (11' 11" x 11' 11") Front aspect double glazed window, feature fireplace with surround, radiator, textured ceiling.

### BEDROOM THREE

2.73m x 2.06m (8' 11" x 6' 9") Rear aspect double glazed window, radiator, textured ceiling.

### SHOWER ROOM

Side aspect opaque double glazed window, vanity unit inset wash basin with mixer tap, cistern enclosed wc, walk-in shower with 'Aqualisa' power shower. Two heated towel rails, tiled floor, tiled walls, fitted mirror, shaver point, shelved storage cabinet, smooth finish ceiling with inset downlighters.

### REAR GARDEN

14m x 12.7m (45' 11" x 41' 8") Full-width terrace extending to side with twin opening gates giving access to front, feature brick-built well, mainly laid to lawn garden with further terrace to rear, outside WC and water tap, panel fencing to sides and rear, access to garage.

### GARAGE

Front aspect up and over door, window and pedestrian door to side.

### AGENT'S NOTE

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