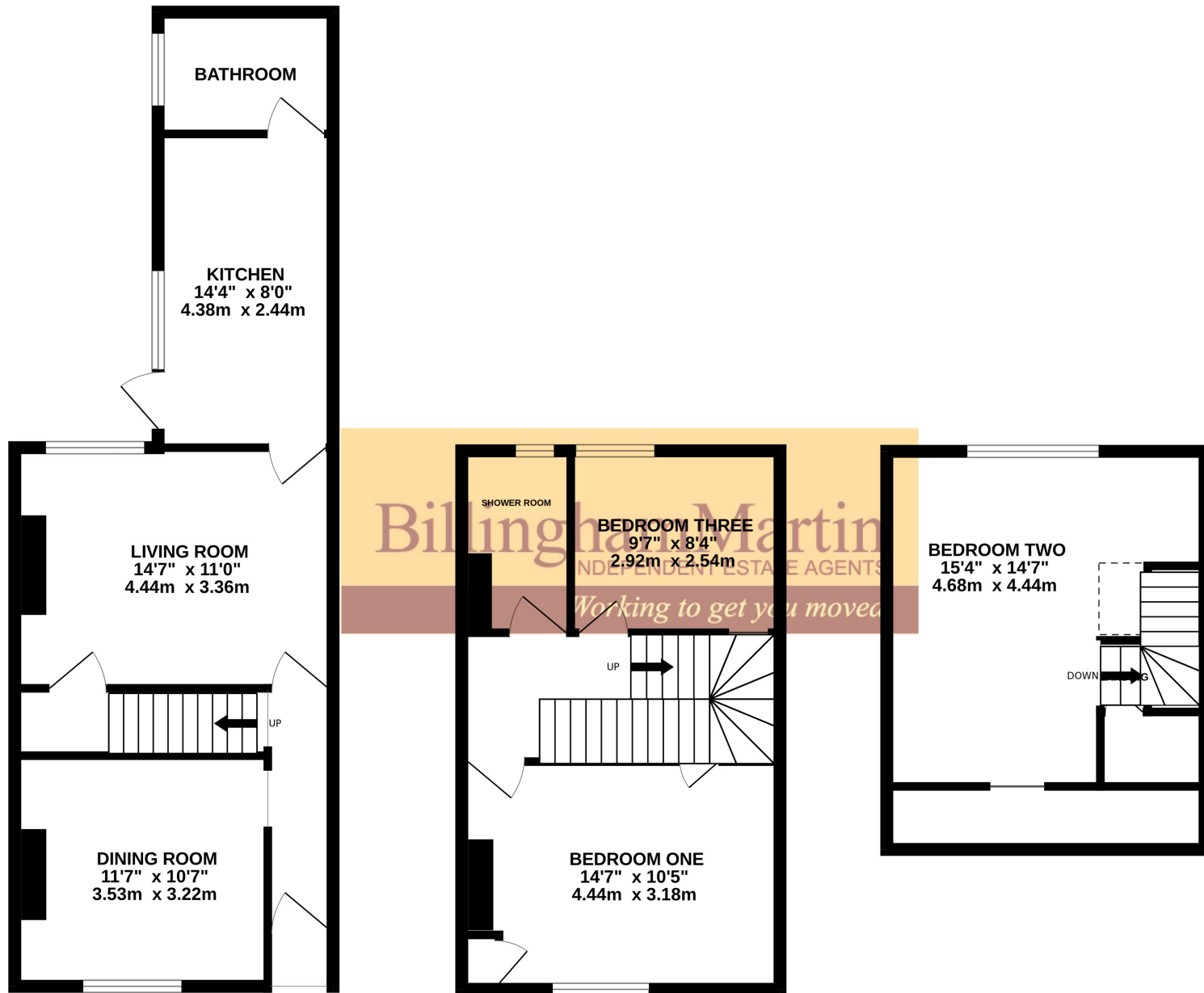


GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.

2ND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.6 sq.m.) approx.  
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## 84 Reading Road

FARNBOROUGH, Hampshire GU14 6NL

£415,000 Freehold

A superbly presented three bedroom extended character home situated in a tree lined road in South Farnborough offering easy access to revered local schools and North Camp Village amenities. The accommodation is set over three floors and comprises entrance hall, living room, dining room, refitted kitchen, refitted bathroom, three bedrooms, shower room. Features to note include refitted upvc double glazed sliding sash windows, replacement combination boiler and private rear garden with home office/studio. Energy Efficiency Rating 'D'

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

### STORM PORCH

Feature brick arch, tiled step, outside light.

### ENTRANCE HALL

Front aspect hardwood door with opaque glazed inserts, door to living room, doorway to dining room, stairway to first floor landing, radiator, wood flooring, smooth finish ceiling with coving.

### DINING ROOM

11' 7" x 10' 7" (3.53m x 3.23m) Front aspect upvc double glazed sliding sash window, radiator, wood flooring, picture rail, smooth finish ceiling with central rose and coving.

### LIVING ROOM

14' 7" x 11' 0" (4.45m x 3.35m) Rear aspect upvc double glazed sliding sash window, feature open fireplace with wooden surround and granite hearth, fitted shelving to recesses with log storage. Cable point, understairs storage cupboard, part glazed door to refitted kitchen, wood flooring, smooth finish ceiling.

### KITCHEN

14' 4" x 8' 0" (4.37m x 2.44m) Side aspect upvc double glazed window and door giving access to decked terrace, matching range of eye and base level units with granite work surfaces with inset one and a quarter bowl stainless steel sink unit with mixer tap. Built in electric oven and four ring hob below extractor, integrated washing machine, fridge and freezer. Wall mounted concealed combination boiler, door to refitted bathroom, travertine tiled floor with underfloor heating, smooth finish ceiling with inset lighting and hatch giving access to loft storage space.

### BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap, freestanding roll top bath with mixer tap and shower attachment. Fitted mirror, shaver point, travertine tiled walls and floor with under floor heating, chrome heated towel rail, smooth finish ceiling with inset spot lighting.

## FIRST FLOOR

### LANDING

Doors to shower room and bedrooms one and three, stairway to second floor, smooth finish ceiling.

### SHOWER ROOM

Rear aspect upvc double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap, shower cubical with fitted shower. Feature cast iron fireplace with wooden surround, heated towel rail, part tiled walls, tiled floor, extractor fan, textured ceiling.

### BEDROOM ONE

14' 7" x 10' 5" (4.45m x 3.17m) Front aspect upvc double glazed sliding sash window, feature cast iron fireplace with wooden surround, radiator, fitted wardrobe with hanging rail and shelving, Cable point, cupboard with shelving, wood flooring, textured ceiling.

### BEDROOM THREE

9' 7" x 8' 4" (2.92m x 2.54m) Rear aspect upvc double glazed sliding sash window, radiator, removable panel giving access to understairs storage space, textured ceiling.

## SECOND FLOOR

### SECOND FLOOR LANDING

Door to storage cupboard, doorway to bedroom two, smooth finish ceiling.

### BEDROOM TWO

15' 4" x 14' 7" (4.67m x 4.45m) max narrowing to 8'9". Rear aspect upvc double glazed window, recess suitable for double wardrobe, removable panel giving access to eave storage space, smooth finish ceiling.

### REAR GARDEN

Timber decked terrace with space suitable for outdoor table and chairs, leading to paved terrace bordered by well stocked elevated flower beds with brick built retaining walls. The 'Victorian' garden is fully enclosed by a combination of wood fencing and brick built wall and features an archway with established climbing plants giving access to home office/studio which has power light and internet connection, bin storage area and pedestrian gate to 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.

Note: The measurements of bedroom two do not take into account areas of restricted head height.

