



50 Highfield Road

FARNBOROUGH, Hampshire GU14 0EB

£340,000 Freehold

A delightfully presented two bedroom character cottage situated with minutes walk of Farnborough Mainline Station, local shops and playing fields. Accommodation comprises entrance hall, living room, dining room, kitchen, refitted shower room, two double bedrooms. Features include upvc double glazing, gas central heating and a westerly aspect rear garden. Energy Efficiency Rating 'D'

GROUND FLOOR

STORM PORCH

Tiled step.

ENTRANCE HALL

Front aspect multi-point locking composite door, doors to living room and dining room, stairway to first floor, polished stone tiled floor, radiator, thermostat, papered ceiling with coving.

LIVING ROOM

11' x 11' (3.35m x 3.35m) Front aspect upvc double glazed window, recessed cast iron log burning stove with polished stone hearth, Sky feed, broadband and telephone points, radiator, laminate flooring, smooth finish ceiling with coving.

DINING ROOM

11' x 11' 7" (3.35m x 3.53m) Rear aspect upvc double glazed door to decked terrace, door to under stairs storage cupboard housing consumer unit, archway to kitchen, radiator, laminate flooring, smooth finish ceiling with coving and central rose.

KITCHEN

8' x 8' (2.44m x 2.44m) Side aspect upvc double glazed window, matching range of eye and base level units finished with 'Butchers Block' work surfaces with inset stainless steel sink unit with mixer tap. Built in four ring touch screen induction hob and fan assisted oven with grill below extractor hood, plumbing and space for washing machine and slimline dishwasher, space for upright fridge/freezer. Tiled splashbacks, under unit lighting, laminate flooring, door to shower room, smooth finish ceiling.

SHOWER ROOM

Side and rear aspect opaque double glazed windows, three piece suite comprising vanity unit mounted wash basin with mixer tap, low level wc, shower cubicle with fitted sliding door, thermostatic shower and tray. Wall mounted concealed gas central heating boiler, tiled walls, radiator, smooth finish ceiling with inset downlighters.

FIRST FLOOR

LANDING

Rear aspect upvc double glazed window, doors to bedrooms, access to loft space via hatch, smooth finish ceiling with coving.

BEDROOM ONE

11' x 14' 3" (3.35m x 4.34m) max into wardrobes. Front aspect upvc double glazed windows, bespoke fitted range of wardrobes offering extensive storage over hanging rail and shelf, feature decorative fireplace, radiator, papered ceiling with coving.

BEDROOM TWO

11' x 9' (3.35m x 2.74m) Rear aspect upvc double glazed window, feature decorative fireplace, base level cabinet housing cylinder tank, radiator, smooth finish ceiling with coving.

REAR GARDEN

Decked terrace offering space for outdoor seating/dining leading onto panel fence enclosed garden with shed to rear. Timber built log store offering storage and housing rain water butt, outside tap, courtesy light, pedestrian gate to side giving access to front.

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.

