



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.
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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.



132 Pinewood Park
Farnborough, Hampshire GU14 9LF
£365,000 Freehold

A very well presented three bedroom family home situated within minutes walk of Hawley Woods and offering easy access to local schools, shops and commuter routes. Accommodation comprises entrance porch, refitted kitchen, dining room, living room, cloakroom, three bedrooms, bathroom. Features include replacement double glazing, refitted kitchen, private rear garden with garage and driveway parking to rear. Energy Efficiency Rating

GROUND FLOOR

ENTRANCE PORCH

Side aspect composite multi-point locking door with opaque double glazed inserts, space for coats and shoes, archway to dining room, textured ceiling.

DINING ROOM

14' 0" x 7' 8" (4.27m x 2.34m)max. Front aspect upvc double glazed window, space suitable for dining table and chairs, radiator, archway to refitted kitchen, stairway to first floor landing, door to living room, textured ceiling.

REFITTED KITCHEN

10' 10" x 7' 4" (3.30m x 2.24m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating square edge work surfaces with single bowl sink unit with mixer tap. Built in four ring induction hob with extractor fan above and electric fan assisted double oven below, integrated fridge/freezer, Plumbing and space for washing machine. Breakfast bar, part tiled walls, door to understairs storage cupboard with power and light, textured ceiling.

LIVING ROOM

15' 5" x 12' 11" (4.70m x 3.94m) Rear aspect upvc double glazed sliding patio doors to terrace, feature gas fire with back boiler, radiator, Cable point, door to rear lobby, textured ceiling with coving.

REAR LOBBY

Side aspect upvc multi-point locking door to terrace, door to cloakroom, space suitable for coats and shoes, textured ceiling.

CLOAKROOM

Rear aspect upvc opaque double glazed window, low level wc, wall mounted wash basin, textured ceiling.

FIRST FLOOR

LANDING

Doors to all three bedrooms and bathroom, airing cupboard housing hot water cylinder with slatted shelving above, access to loft space via hatch, textured ceiling.

BEDROOM ONE

12' 11" x 9' 2" (3.94m x 2.79m) Rear aspect upvc double glazed window, radiator, exposed floorboards, built in double wardrobe with hanging rails and shelving, textured ceiling with coving.

BEDROOM TWO

10' 11" x 9' 0" (3.33m x 2.74m) Front aspect upvc double glazed window, radiator, built in double wardrobe with hanging rails and shelving, textured ceiling with coving.

BEDROOM THREE

9' 10" x 6' 3" (3.00m x 1.91m) Rear aspect upvc double glazed window, radiator, textured 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. Heated towel rail, partly tiled walls, textured ceiling with coving.

REAR GARDEN

Private seating area leading to mainly shingled garden with well stocked shaped flower beds, outside light, space suitable for shed, fully enclosed by brick built walls with pedestrian gate to rear giving access to garage and driveway.

GARAGE

Front aspect up and over door, driveway parking. 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.

