



BillinghamMartin
INDEPENDENT ESTATE AGENTS
Working to get you moved

TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.
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3 Canterbury Road

Farnborough, Hampshire GU14 6NT

£565,000 Freehold

A detached bungalow with four bedrooms and three bathrooms in a highly regarded area with plenty of parking space. If desired part of the bungalow would lend itself to being used as an annexe. Energy Efficiency Rating 'D'

GROUND FLOOR

INTERNAL ENTRANCE PORCH

Front aspect upvc multi-point locking door with opaque double glazed insert, radiator, doors to both hallways, wall mounted consumer unit, textured ceiling.

MAIN HALL

Doors to living/dining room, kitchen/breakfast room, two bedrooms, bathroom, separate wc. coat cupboard and good-size storage cupboard. Textured ceiling with hinged hatch giving access to part boarded large loft space with two lights, a sturdy easy access fitted loft ladder, central heating boiler and hot water cylinder.

LIVING/DINING ROOM

16' 10" x 15' 10" (5.13m x 4.83m)max. Dual aspect, rear aspect double glazed sliding patio doors to patio, side aspect double glazed window, three radiators, smooth finish ceiling with coving.

KITCHEN/BREAKFAST ROOM

12' 2" x 11' 6" (3.71m x 3.51m) Dual aspect, rear and side aspect upvc double glazed window, rear aspect upvc double glazed sliding patio doors to patio, range of eye and base level units incorporating roll edged work surfaces with inset single bowl sink unit with mixer tap. Built in four ring gas hob below extractor fan, built in fan assisted electric oven, plumbing and space for washing machine and dishwasher, further space for fridge/freezer and tumble dryer. Space suitable for table and chairs, part tiled walls, radiator, tiled floor, smooth finish ceiling with coving.

BATHROOM ONE

Side aspect upvc opaque double glazed window, two piece suite comprising pedestal mounted wash hand basin and panel enclosed bath with mixer tap and shower attachment. Fitted cupboard with shelving, radiator, part tiled walls, tiled floor, extractor fan, textured ceiling.

CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted wash hand basin, radiator. Tiled floor, smooth finish ceiling.

BEDROOM ONE

12' 0" x 10' 9" (3.66m x 3.28m) max. Front aspect upvc double glazed window, radiator, range of fitted wardrobes with hanging rails and shelving, door to ensuite, wall light points, smooth finish ceiling.

ENSUITE

Side aspect opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with storage below, good size tiled shower cubicle. Part tiled walls, radiator, wall light point, storage unit, tiled floor, extractor fan, smooth finish ceiling.

BEDROOM TWO

11' 2" x 7' 11" (3.40m x 2.41m) Side aspect upvc double glazed window, radiator, smooth finish ceiling.

FROM HALLWAY AT FRONT OF BUNGALOW

BATHROOM TWO

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, wall mounted wash hand basin, panel enclosed bath with mixer tap and shower attachment. Radiator, part tiled walls, tiled floor, extractor fan, textured ceiling with coving.

BEDROOM THREE

11' 10" x 7' 10" (3.61m x 2.39m) Side aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM FOUR (CURRENTLY A LIVING ROOM/ KITCHEN)

15' 0" x 11' 2" (4.57m x 3.40m) max into recess. This room could be converted back for use as a bedroom by removing the kitchen units. Front aspect upvc double glazed window, two radiators, space for seating which leads to the kitchen area with eye and base level units incorporating roll edged work surfaces with inset sink unit with mixer tap. Space for electric cooker, plumbing and space for washing machine, space for fridge, part tiled walls, textured ceiling with coving.

REAR GARDEN

Good sized paved patio with ample space suitable for outdoor table and chairs leading to mainly laid to lawn garden with well stocked shaped flower and shrub borders, three apple trees, fully enclosed via wood panel fencing with pedestrian access to front from both sides of the bungalow.

DETACHED BRICK-BUILT GARAGE

Front aspect up and over door, side aspect upvc window, power and light.

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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

