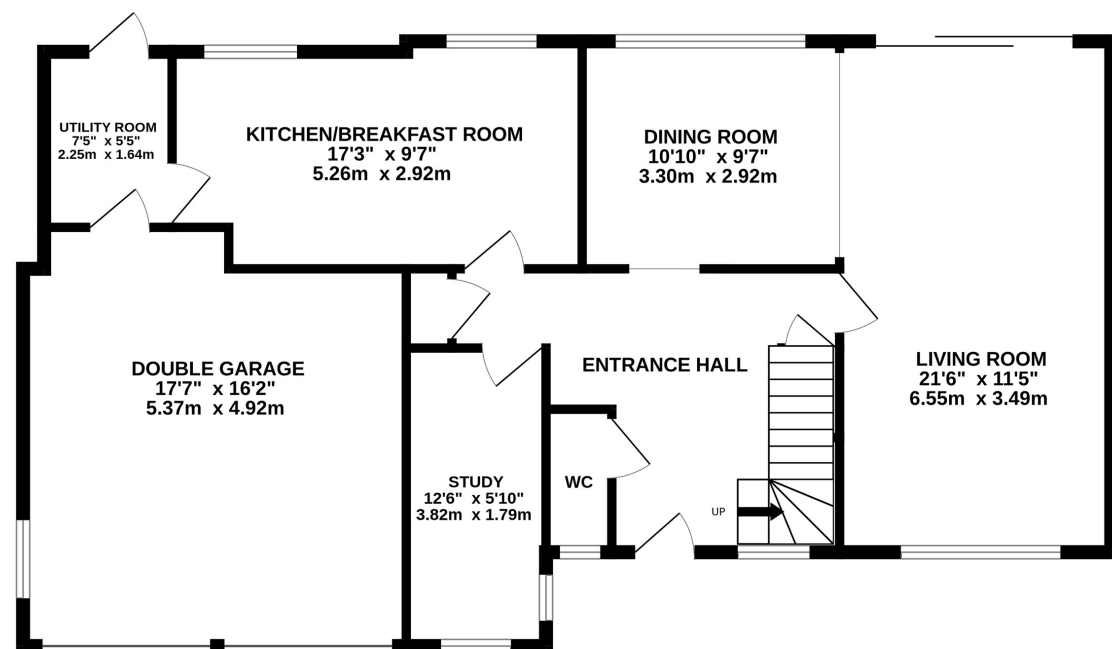


TOTAL FLOOR AREA : 1685 sq.ft. (156.6 sq.m.) approx.
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Working to get you moved



19 Juniper Road

Farnborough, Hampshire GU14 9XU

£750,000 Freehold

A stunning four bedroom detached family home offered for sale for the first time since being purchased from new by the current owners in 1987, constructed by renowned house builders Charles Church to their 'Hatfield' design as part of the Barningley Park development close to the Farnborough/Fleet border. Accommodation comprises entrance hall, cloakroom, living room, dining room, study, kitchen/breakfast room, utility room, four double bedrooms, bathroom, ensuite. Features to note include private rear garden, replacement gas central heating boiler double width driveway and double garage. Energy Efficiency Rating 'C'

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

COVERED ENTRANCE

Courtesy light.

ENTRANCE HALL

Front aspect hardwood door with glazed insert, front aspect upvc double glazed window, doors to cloakroom, living room, kitchen/breakfast room and study, archway to dining room. Staircase to first floor with storage cupboard below, cloaks cupboard with hanging rail suitable for coats and shoes, tiled floor, radiator, textured and coved ceiling with inset lighting.

CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising cistern enclosed wc, wall mounted wash hand basin with mixer tap. Half tiled walls, heated towel rail, tiled floor, textured ceiling.

LIVING ROOM

21' 6" x 11' 5" (6.55m x 3.48m) Front aspect upvc double glazed window, rear aspect double glazed sliding patio doors to paved terrace, two radiators, sky feed, archway to dining room, wall light points, thermostat, tiled floor with under heating, textured and coved ceiling with inset lighting.

DINING ROOM

10' 10" x 9' 7" (3.30m x 2.92m) Rear aspect upvc double glazed window, radiator, tiled floor with under heating, archway to living room, textured and coved ceiling.

STUDY

12' 7" x 5' 11" (3.84m x 1.80m) Front and side aspect upvc double glazed windows, radiator, telephone point, tiled floor, textured and coved ceiling.

KITCHEN/BREAKFAST ROOM

17' 3" x 9' 7" (5.26m x 2.92m) Rear aspect upvc double glazed windows, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Space for electric cooker below extractor hood, plumbing and space for dishwasher, space for fridge/freezer, space for breakfast table and chairs, part tiled walls, tiled floor, radiator, door to utility room, textured ceiling with inset lighting.

UTILITY ROOM

7' 5" x 5' 5" (2.26m x 1.65m) Rear aspect upvc half double glazed door to garden, matching range of eye and base level units incorporating roll edged work surface with butler style sink, plumbing and space for washing machine, space for tumble dryer, wall mounted replacement gas central heating boiler, radiator, door to double garage, textured ceiling.

FIRST FLOOR

LANDING

Front aspect upvc double glazed window, doors to bedrooms and bathroom, airing cupboard housing hot water cylinder with slatted shelving above, hatch with fitted ladder giving access to boarded loft space, textured and coved ceiling with inset lighting.

BEDROOM ONE

12' 11" x 11' 1" (3.94m x 3.38m) Rear aspect upvc double glazed window, radiator, range of fitted wardrobes with hanging rails and shelving, door to ensuite, textured ceiling with inset lighting.

ENSUITE

Front aspect upvc opaque double glazed windows, four piece suite comprising low level wc, bidet, pedestal mounted wash hand basin with mixer tap, shower cubicle with fitted shower and tray. Heated towel rail, tiled walls, tiled floor, textured ceiling with inset lighting.

BEDROOM TWO

11' 6" x 11' 4" (3.51m x 3.45m) Front aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM THREE

10' 8" x 9' 10" (3.25m x 3.00m) Rear aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM FOUR

9' 10" x 7' 11" (3.00m x 2.41m) Rear aspect upvc double glazed window, radiator, textured ceiling.

BATHROOM

Front aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment. Heated towel rail, tiled walls, tiled floor, textured ceiling with inset lighting.

DOUBLE GARAGE

17' 7" x 16' 2" (5.36m x 4.93m) Front aspect twin up and over doors, side aspect window, power and light, plumbing and space for washing machine, water tap, boarded eave space, door to utility room.

REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs leading onto laid to lawn garden, established conifer hedging, fully enclosed via wood panel and wire fencing with side gate giving access to driveway, outside tap.

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.

