



TOTAL FLOOR AREA : 498 sq.ft. (46.3 sq.m.) approx.  
Made with Metropix ©2025

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.



22 Chiltern Avenue

Farnborough, Hampshire GU14 9SG

£335,000 Freehold

A two bedroom semi-detached bungalow enjoying a corner plot offered for sale with no onward chain. Accommodation comprises entrance porch, hall, living/dining room, kitchen, two bedrooms bathroom. Features include recently replaced upvc double glazing, gas central heating, new fencing and off road parking. EER 'D'



## GROUND FLOOR

### ENTRANCE PORCH

Front aspect glazed door with matching side panel, side and rear aspect upvc double glazed windows, multi-point locking composite door with twin opaque glazed inserts to hall.

### HALL

Doors to living/dining room, bedrooms and bathroom, access to loft space via hatch with fitted ladder, textured ceiling.

### LIVING/DINING ROOM

4.56m x 3.53m (15' 0" x 11' 7") max narrowing to 3.13m. Front aspect upvc double glazed bow window, radiator, thermostat, telephone and Cable points, built in airing cupboard housing cylinder tank below slatted shelving, textured and coved ceiling, door to kitchen.

### KITCHEN

2.94m x 2.22m (9' 8" x 7' 3") Front aspect upvc double glazed window, matching range of eye and base level units with roll edge work surfaces and stainless steel sink unit with mixer tap. Space for gas cooker, plumbing and space for washing machine, space for fridge, wall mounted gas central heating boiler. Tiled splashbacks, vinyl tiled floor, built in storage cupboard housign consumer unit, textured ceiling.

### BEDROOM ONE

3.58m x 2.69m (11' 9" x 8' 10") Rear aspect upvc double glazed twin opening doors to terrace with full height upvc double glazed side panel and window adjacent, twin fitted double wardrobes with central chest of drawers and blanket storage cabinet, vertical radiator, textured and coved ceiling.

### BEDROOM TWO

2.69m x 2m (8' 10" x 6' 7") Rear asepect upvc double glazed widnow, radiator, textrued and coved ceiling.

### BATHROOM

Side aspect upvc opaque double glazed window, low level wc, pedestal mounted wash basin, panel enclosed bath with 'Victorian' style mixer tap with shower attachment and cradle. Shower screen, tiled walls with fitted mirror, radiator, vinyl tiled flooring, textured ceiling

### SIDE AND REAR GARDEN

Mainly laid to lawn garden extending to rear and side with two paved terraces offering space for outdoor seating and timber built shed to rear. The garden enjoys a south/west aspect and is enclosed via wood panel fencing with pedestrian gates to front and side.

### PARKING

Hardstanding to side of property offering off road parking with pedestrian gate giving access into garden.

### 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.

