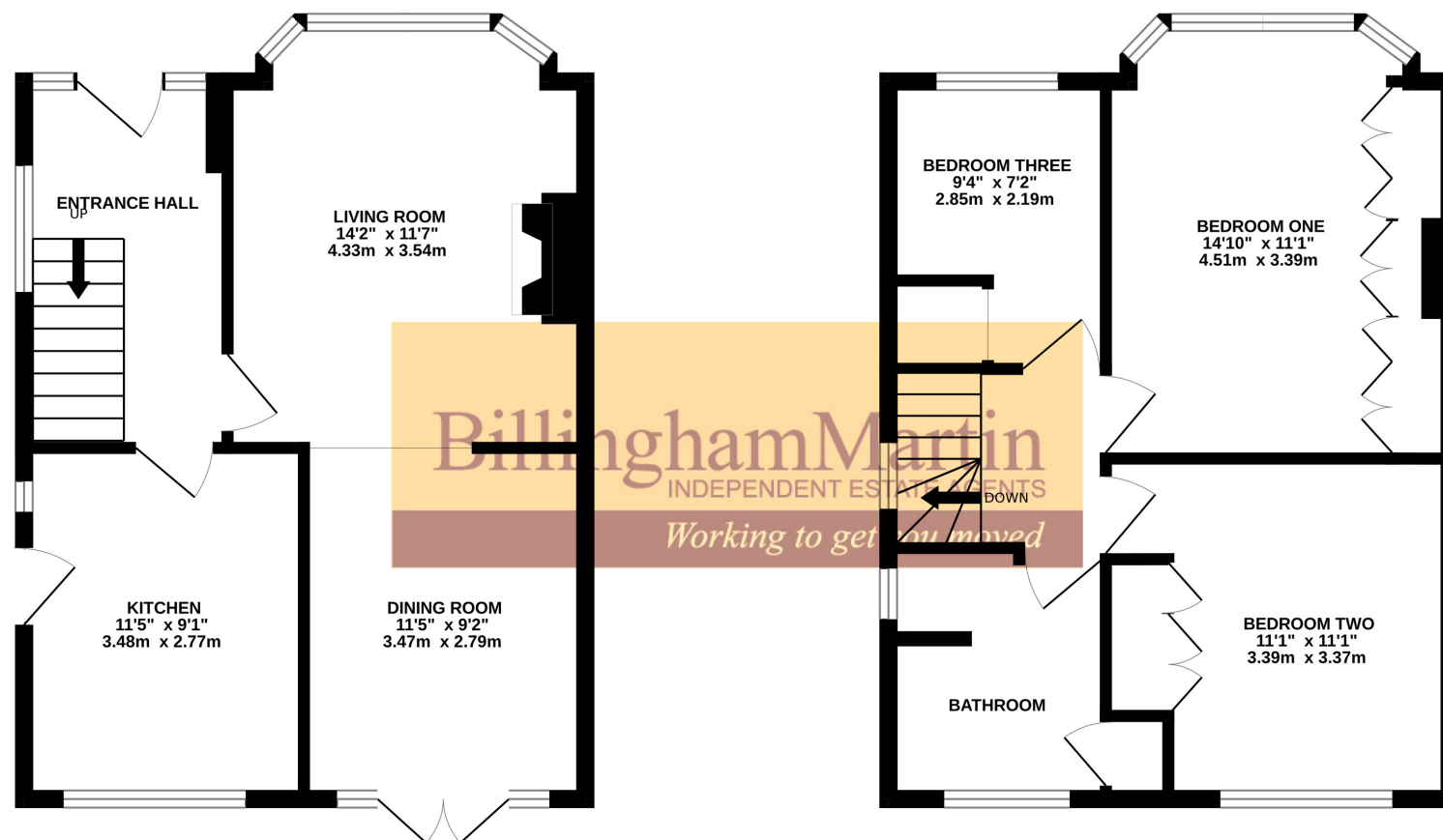


GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



## 70 Blunden Road

Farnborough, Hampshire GU14 8QW

£460,000 Freehold

A three bedroom semi-detached family home situated on the sought after West Heath development enjoying easy reach of local schools, shops, G.P. Surgery, playing fields and Farnborough Main Station ( Waterloo 37 mins). Accommodation comprises entrance hall, living room, dining room, kitchen, three bedrooms, bathroom. Features include block paved driveway giving off road parking for three cars with E.V. charging point, private rear garden, garage and potential for extension/loft conversion (stpp). EER 'E'



**GROUND FLOOR**

**ENTRANCE HALL**

Front aspect upvc multi-point locking door with decorative opaque double glazed inserts and opaque double glazed side panels, side aspect upvc opaque double glazed window. Stairs to first floor with storage cupboard below housing gas and electric meters and consumer unit, doors with opaque glazed inserts to living room and kitchen, radiator, digital heating control, vinyl strip flooring, smooth finish ceiling with coving and inset downlighters.

**LIVING ROOM**

4.33m x 3.54m (14' 2" x 11' 7") max. Front aspect upvc double glazed bay window, feature limestone surround fireplace with coal effect gas fire, Cable point, Broadband point, radiator, vinyl strip flooring, archway to dining room, smooth finish ceiling with coving and inset downlighters.

**DINING ROOM**

3.47m x 2.79m (11' 5" x 9' 2") Rear aspect twin opening upvc double glazed doors to terrace with adjacent double glazed side panels, radiator, vinyl strip flooring, smooth finish ceiling with coving and inset downlighters.

**KITCHEN**

3.48m x 2.77m (11' 5" x 9' 1") Rear aspect upvc double glazed window over looking garden, side aspect upvc opaque double glazed window, side aspect upvc multi-point locking half opaque double glazed door. Matching range of eye and base level units incorporating granite effect roll edge work surfaces with inset one and a third bowl, single drainer composite sink unit with directional mixer tap. Built in 'Neff' five ring gas hob and fan assisted double oven with grill below concealed extractor, integrated fridge and 'Neff' dishwasher, plumbing and space for washing machine. Under unit lighting, tiled splashbacks, tiled floor, smooth finish ceiling with coving and inset downlighters.

**FIRST FLOOR**

**LANDING**

Side aspect upvc opaque double glazed window, doors to bedrooms and bathroom, smooth finish ceiling with coving and inset downlighters, hatch giving access to partially boarded loft space with ladder and light.

**BEDROOM ONE**

4.51m x 3.39m (14' 10" x 11' 1") max. Front aspect upvc double glazed bay window, fitted wardrobes offering extensive storage over hanging rail and shelf, with central drawer unit and blanket storage cabinet, radiator, smooth finish ceiling with central rose.

**BEDROOM TWO**

3.39m x 3.37m (11' 1" x 11' 1") max. Rear aspect upvc double glazed window, fitted triple wardrobe offering storage over hanging rail and shelf, radiator, smooth finish ceiling with coving and central rose.

**BEDROOM THREE**

2.85m x 2.19m (9' 4" x 7' 2") max. Front aspect upvc window, shelved storage cupboard over bulkhead, radiator, smooth finish ceiling with coving and inset downlighters.

**BATHROOM**

Rear and side aspect upvc opaque double glazed windows, three piece suite comprising low level wc with hand shower, vanity unit inset wash basin with mixer tap and storage drawers below, p-shaped bath with mixer taps and dual head thermostatic shower over. Curved glass shower screen, tiled walls, heated chrome towel rail, cupboard housing 'Worcester gas central heating combination boiler, vinyl flooring, smooth finish ceiling with inset downlighters and extractor.

**REAR GARDEN**

Twin opening gates to front giving access to hardstanding leading garage and mainly laid to lawn garden with paved terrace and garden shed to rear, panel fencing to sides and rear, outside tap, power point and security light.

**GARAGE**

6.77m x 2.56m (22' 3" x 8' 5") Front aspect twin opening doors , pedestrian door to side, window to rear, 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. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

