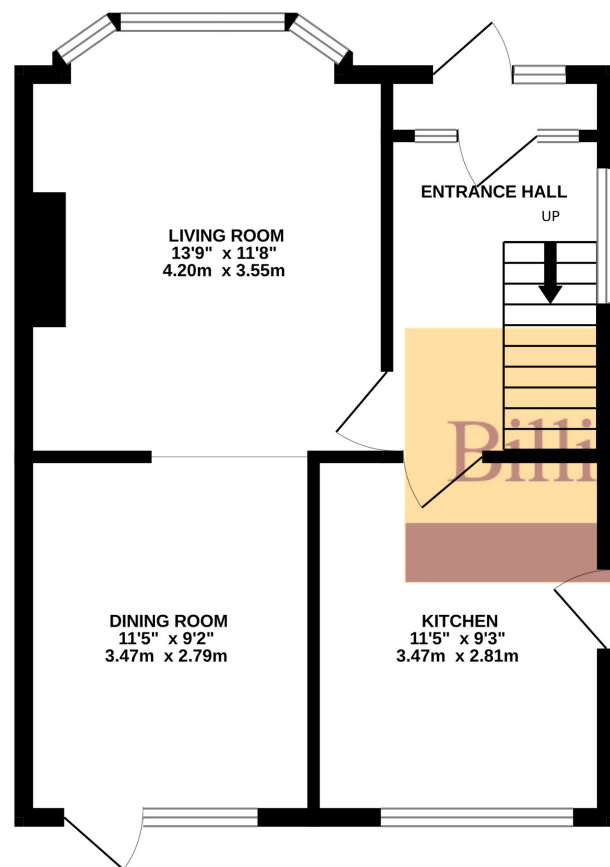
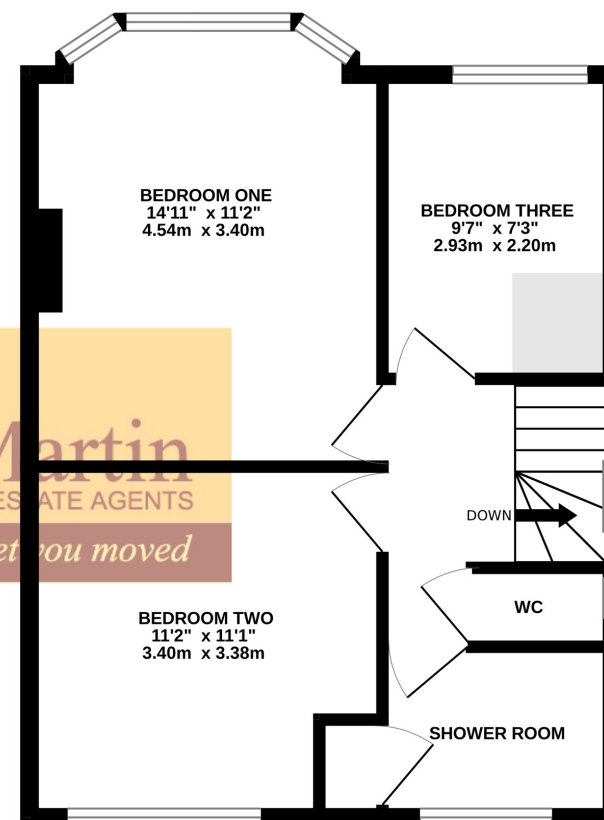


GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.  
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## 8 Riverside Close

Farnborough, Hampshire GU14 8QT

£435,000 Freehold

A three bedroom semi-detached home enjoying a cul-de-sac position in the sought after West Heath development situated within easy reach of local schools, shops and playing fields as well as being within walking distance of Farnborough Main Station (Waterloo 37 mins). Accommodation comprises entrance hall, living room, dining room, kitchen, three bedrooms, shower room, separate wc. Features include no onward chain, off road parking and potential for extension (stpp). EER 'D'



**GROUND FLOOR**

**PORCH**

Front aspect upvc opaque double glazed door with matching side panel, quarry tiled floor.

**ENTRANCE HALL**

Front aspect hardwood door with twin opaque glazed side panels, side aspect upvc opaque double glazed window, stairway to first floor with storage cupboard below housing meters and consumer unit, doors to kitchen and living room, radiator, thermostat.

**LIVING ROOM**

4.2m x 3.55m (13' 9" x 11' 8") max. Front aspect upvc double glazed bay window, fireplace surround with polished stone insert and hearth and coal effect gas fire, radiator, double width doorway to dining room, telephone point, dado rail, coved ceiling.

**DINING ROOM**

3.47m x 2.79m (11' 5" x 9' 2") Rear aspect upvc double glazed window and upvc half opaque double glazed door, radiator, Cable point, telephone point, coved ceiling.

**KITCHEN**

3.47m x 2.81m (11' 5" x 9' 3") Rear aspect upvc double glazed window, side aspect upvc half opaque double glazed door, matching range of eye and base level units with roll edge worktops and inset stainless steel sink unit with mixer tap. Space suitable for gas cooker below extractor hood, under counter space for fridge, plumbing and space for washing machine, tiled splashbacks, laminate flooring, coved ceiling.

**FIRST FLOOR**

**LANDING**

Side aspect upvc opaque double glazed window, doors to bedrooms, shower room and separate wc, access to loft space with ladder and light via hatch.

**BEDROOM ONE**

4.54m x 3.40m (14' 11" x 11' 2") max. Front aspect upvc double glazed bay window, radiator, dado rail, laminate flooring, coved ceiling.

**BEDROOM TWO**

3.4m x 3.38m (11' 2" x 11' 1") max. Rear aspect upvc double glazed window, radiator, coved ceiling.

**BEDROOM THREE**

2.93m x 2.20m (9' 7" x 7' 3") max. Front aspect upvc double glazed window, radiator.

**SHOWER ROOM**

Rear aspect upvc opaque double glazed window, pedestal mounted wash basin with mixer tap, corner shower cubicle with fitted 'Aqualisa' shower, mainly tiled walls, built in airing cupboard housing gas central heating boiler and hot water cylinder tank, vinyl flooring.

**SEPARATE WC**

Side aspect upvc opaque double glazed window, low level wc, half height wall tiling, vinyl flooring.

**FRONT OF PROPERTY**

Hardstanding driveway giving off road parking and access to side and rear via twin opening gates, mainly laid to lawn front garden.

**REAR GARDEN**

Hardstanding terrace leading on mainly laid to lawn garden being panel fence enclosed to sides and rear, carport to side leading to garage, outside tap.

**GARAGE**

5.25m x 2.46m (17' 3" x 8' 1") Front aspect twin opening doors windows to sides and 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.

