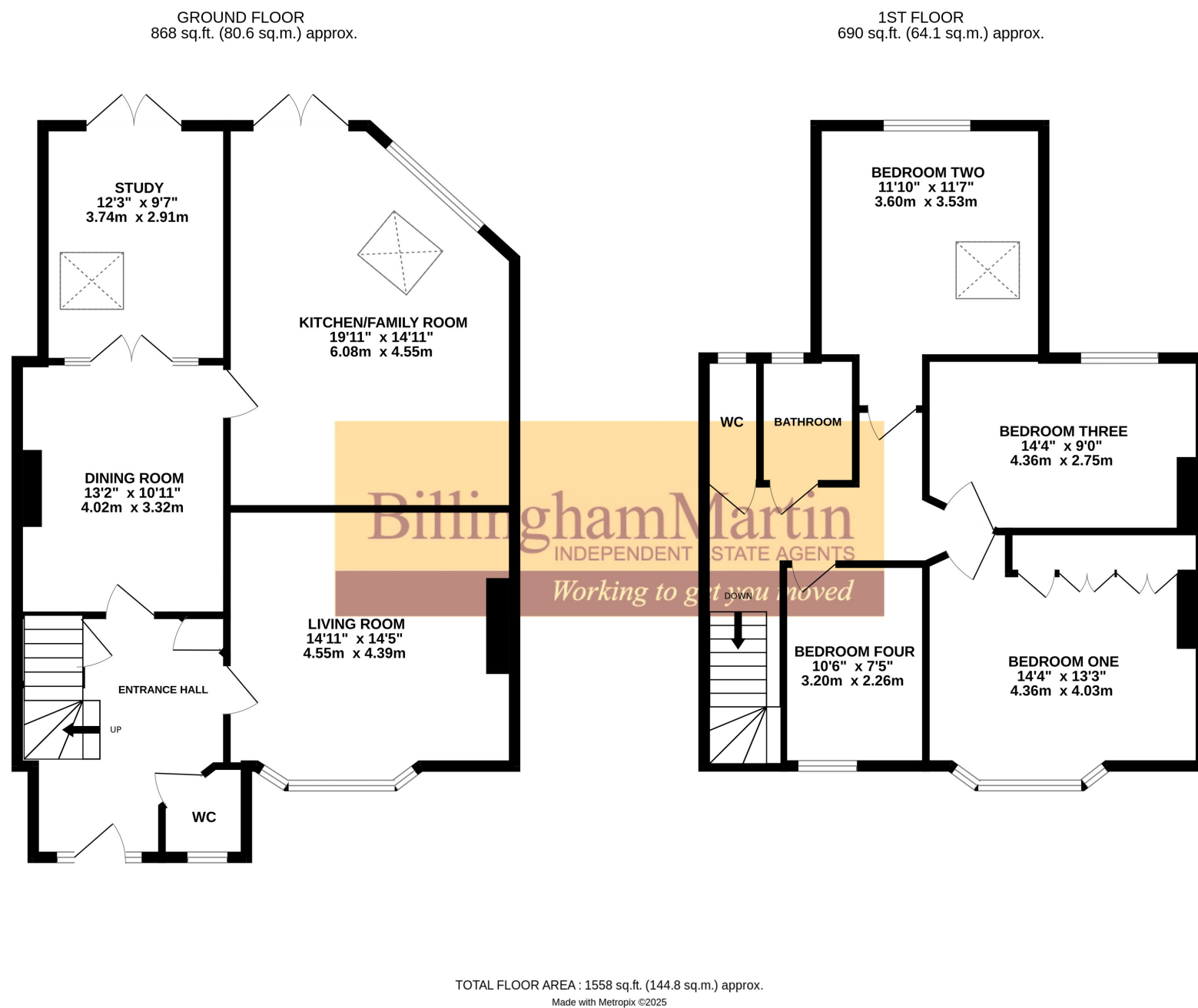




1 Fowler Road

Farnborough, Hampshire GU14 0BN

O.I.E.O £450,000 Freehold

Offered for sale with no onward chain is this very well presented and extended four bedroom semi-detached family home situated within close proximity to local schools, Farnborough town centre and mainline train station. Accommodation comprises entrance hall, cloakroom, living room, dining room, study, refitted kitchen/family room, four double bedrooms, bathroom and separate wc. Features to note include well kept south facing rear garden extending approximately 90ft and is home to a 28ft wood cabin, complete with power and light which is currently used as a gym, driveway parking for a number of vehicles. EER 'D'

GROUND FLOOR

ENTRANCE HALL

12' 7" x 10' 11" (3.84m x 3.33m)max. Front aspect upvc multi-point locking door with opaque double glazed inserts with matching side panels, radiator, doors to cloakroom, living room and dining room. Turning staircase to first floor landing with storage cupboard below, housing consumer unit and electric meter, second storage cupboard, laminate flooring, smooth finish ceiling with inset lighting.

CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted wash hand basin with mixer tap, radiator, laminate flooring, extractor fan, smooth finish ceiling with inset lighting.

LIVING ROOM

14' 11" x 14' 5" (4.55m x 4.39m) Front aspect upvc double glazed bay window, two radiators, feature log burning fireplace with wooden surround, Sky feed, laminate flooring, smooth finish ceiling.

DINING ROOM

13' 2" x 10' 11" (4.01m x 3.33m) Space suitable for dining table and chairs, radiator, feature log burning stove with exposed brick surround with wooden mantle and slate hearth, twin opening doors leading to study. Door to refitted kitchen/family room, laminate flooring, extractor fan, smooth finish ceiling.

STUDY

12' 3" x 9' 7" (3.73m x 2.92m) Rear aspect upvc double glazed twin opening doors to terrace, double glazed 'Velux' window with remote, feature wall with fitted book shelving, laminate flooring with underfloor heating, smooth finish ceiling with inset lighting.

REFITTED KITCHEN/FAMILY ROOM

19' 11" x 14' 11" (6.07m x 4.55m)max. Rear aspect upvc double glazed twin opening doors to terrace, side aspect upvc double glazed window, double glazed 'Velux' window with remote. Matching range of eye and base level units incorporating granite worktops with breakfast bar and inset one and a quarter bowl sink unit with mixer tap. Built in four ring gas hob below extractor hood, built in fan assisted electric double oven, integrated dishwasher and freezer, twin pull out larders, wall mounted concealed gas central heating boiler. Further range of fitted units with plumbing and recess for American style fridge freezer, integrated washing machine and tumble dryer, recess for tv. Family space suitable for table and chairs and further seating space, tiled flooring with under heating, wall mounted heating control, extractor fan, smooth finish ceiling with inset lighting.

FIRST FLOOR

LANDING

Doors to all four bedrooms, bathroom and separate wc, hinged hatch with fitted wooden folding ladder giving access to fully boarded loft space with light, smooth finish ceiling.

BEDROOM ONE

14' 4" x 13' 3" (4.37m x 4.04m) Front aspect upvc double glazed bay window, radiator, range of fitted wardrobes with hanging rails and shelving also housing hot water cylinder, smooth finish ceiling.

BEDROOM TWO

11' 10" x 11' 7" (3.61m x 3.53m) Rear aspect upvc double glazed window, 'Velux' double glazed window with remote, radiator, space suitable for wardrobes, laminate flooring, smooth finish ceiling.

BEDROOM THREE

14' 4" x 9' 0" (4.37m x 2.74m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM FOUR

10' 6" x 7' 5" (3.20m x 2.26m) Front aspect upvc double glazed window, radiator, smooth finish ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, two piece suite comprising vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap with electric shower over. Chrome heated towel rail, mainly tiled walls, tiled flooring, smooth finish ceiling with inset lighting.

SEPARATE WC

Rear aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below. Chrome heated towel rail, fully tiled walls, tiled flooring, extractor fan, smooth finish ceiling.

REAR GARDEN

Paved and timber decked terrace offering space for outdoor entertaining, leading to the remainder of gardens which are laid to lawn with well stocked mature shrub borders. Pathway leading to 28ft wood cabin, courtesy lighting and outside power points, fully enclosed via wood panel fencing with pedestrian gate to driveway. The garden measures approximately 90ft and is south facing.

WOOD CABIN

28' 0" x 11' 0" (8.53m x 3.35m) Front aspect door, front and side aspect windows, power and lighting, vaulted roof, sitting on a concrete base.

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.

