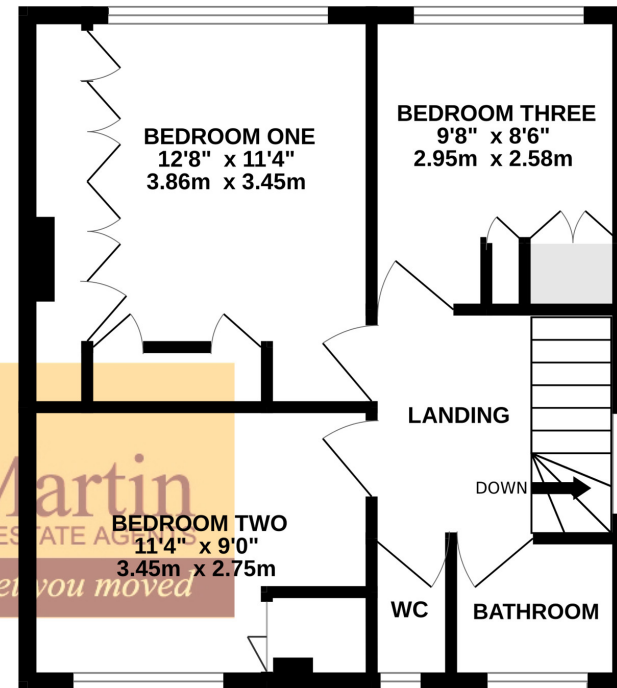
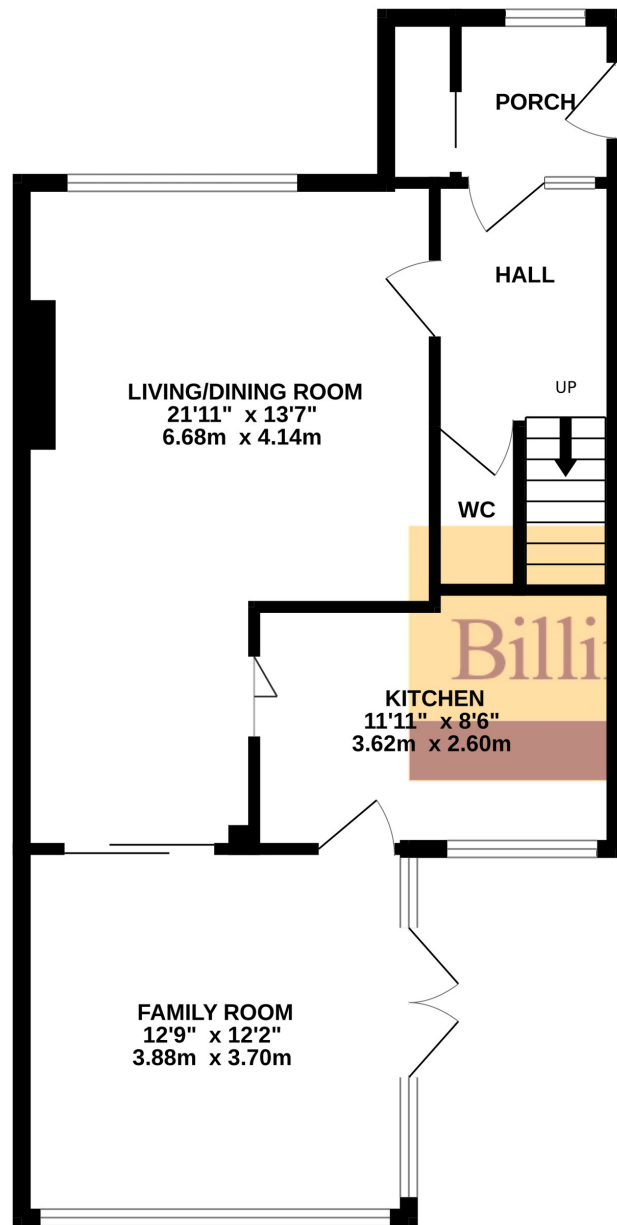


GROUND FLOOR  
617 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.  
Made with Metropix ©2024



## 32 Mayfield Road

Farnborough, Hampshire GU14 8RS

£425,000 Freehold

An extended three bedroom semi detached home situated within easy reach of local schools, shops and woodland boasting an 80ft South facing rear garden. Accommodation comprises entrance porch, hall, cloakroom, living/dining room, kitchen, family room, three bedrooms, bathroom, separate wc. Features include fitted solar panels to rear and off road parking to front and side. EER 'B'

## GROUND FLOOR

### ENTRANCE PORCH

Front aspect upvc double glazed window, side aspect upvc door with twin opaque double glazed inserts, tiled floor, sliding door to cloaks cupboard with light, upvc door to hall with decorative opaque double glazed insert and opaque double glazed side panel.

### HALL

Stairs to first floor, doors to living/dining room and cloakroom, woodblock flooring, 'Hive' heating control, radiator.

### CLOAKROOM

Low level wc, wall mounted wash basin, tiled walls, tiled floor, extractor, hatch giving access to understairs storage cupboard housing gas and electric meters and consumer unit.

### LIVING/DINING ROOM

6.68m x 4.14m (21' 11" x 13' 7") max narrowing to 2.33m. Front aspect upvc double glazed window, rear aspect aluminium double glazed sliding door to family room, feature stone fireplace surround with lighting and coal effect gas fire, display shelving, Sky feed, two radiators, space for dining table and chairs, bi-folding door to kitchen.

### KITCHEN

3.62m x 2.6m (11' 11" x 8' 6") max. Rear aspect upvc double glazed window, matching range of eye and base level units incorporating marble effect roll edge work surfaces with inset ceramic sink unit with mixer tap. Built in 'Neff' four ring gas hob below extractor, built in 'Neff' fan assisted double oven with grill, integrated dishwasher, washing machine, fridge and freezer. Under unit lighting, tiled splashbacks, tiled floor, door to family room.

### FAMILY ROOM

3.88m x 3.7m (12' 9" x 12' 2") Rear and side aspect upvc double glazed windows, side aspect upvc twin opening doors, Sky feed, Cable point, wall light, laminate flooring.

## FIRST FLOOR

### LANDING

Side aspect upvc double glazed window, doors to bedrooms, bathroom and separate wc, large hatch giving access to part boarded loft space with fitted folding timber ladder and light.

### BEDROOM ONE

3.86m x 3.45m (12' 8" x 11' 4") max including wardrobes. Front aspect upvc double glazed window, extensive range of fitted wardrobes offering storage over hanging rail and shelf, radiator, laminate flooring.

### BEDROOM TWO

3.45m x 2.75m (11' 4" x 9' 0") Rear aspect upvc double glazed window, radiator, laminate flooring, bi-folding door to airing cupboard housing replacement 'Worcester' gas central heating boiler and cylinder tank.

### BEDROOM THREE

2.95m x 2.58m (9' 8" x 8' 6") max. Front aspect upvc double glazed window, radiator, laminate flooring, fitted wardrobe and storage cabinets over and to side of bulkhead.

### BATHROOM

Rear aspect upvc opaque double glazed window, two piece suite comprising vanity unit inset wash basin, panel enclosed bath with 'Victorian' style mixer tap, shower attachment and cradle. Wall mounted 'Aqualisa' shower and folding screen over bath, tiled walls, tiled floor, radiator.

### SEPARATE WC

Rear aspect upvc opaque double glazed window, low level wc, tiled walls, tiled floor.

### REAR GARDEN

Hardstanding fronted via up and over garage door, two timber storage sheds, (one with power and light) paved terrace with space for outdoor table and chairs, outside tap, south facing mainly laid to lawn garden extending approx. 80ft with panel fencing to side and rear

### 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.

