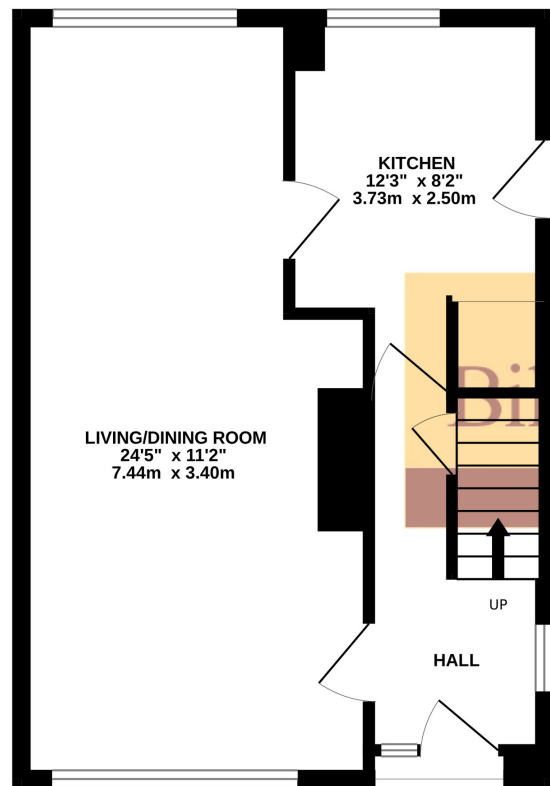
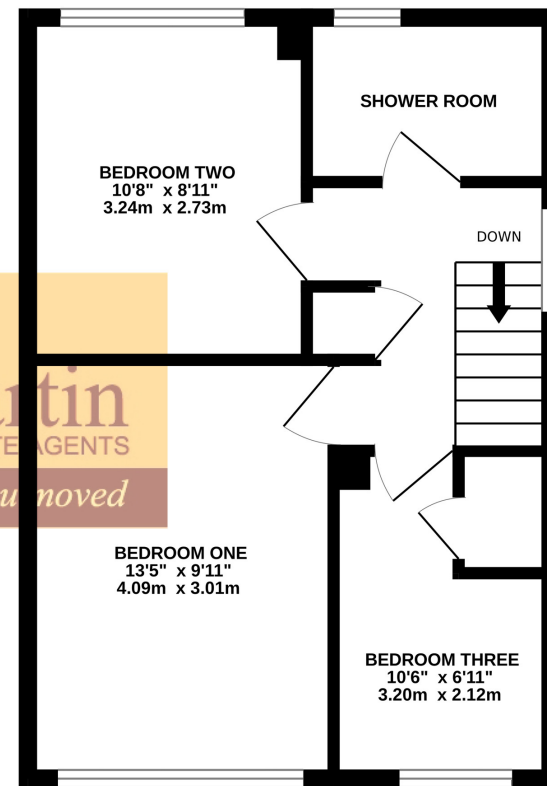


GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



FIRST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.  
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## 2 Snowdon Road

Farnborough, Hampshire GU14 9HR

£410,000 Freehold

A well presented three bedroom semi detached home set in a cul-de-sac of only two houses on the popular Westfields development enjoying easy access to local schools, shops and Hawley Woods. Accommodation comprises entrance hall, living/dining room, kitchen, three bedrooms, refitted shower room. Features to note include no onward chain complications, block paved driveway giving off road parking and garage. EER 'D'

## GROUND FLOOR

### ENTRANCE HALL

Front aspect upvc multi-point locking door with twin decorative opaque double glazed inserts and matching side panel, side aspect upvc double glazed window, stairway to first floor with low level storage cupboard below housing gas and electric meters and replacement consumer unit, doors to kitchen and living/dining room, radiator, textured and coved ceiling.

### LIVING/DINING ROOM

7.44m x 3.40m (24' 5" x 11' 2") Front and rear aspect upvc double glazed windows, feature sandstone fireplace surround with polished stone hearth and electric coal effect fire, television aerial point below shelved recess, space suitable for dining table and chairs, two radiators, thermostat, door to kitchen, textured and coved ceiling.

### KITCHEN

3.73m x 2.5m (12' 3" x 8' 2") max into recess. Rear aspect upvc double glazed window, side aspect upvc half opaque double glazed back door, matching range of eye and base level units incorporating marble effect roll edge work surfaces with inset one and a third bowl single drainer stainless steel sink unit with mixer tap. Built in four ring ceramic hob and fan assisted oven with grill below concealed extractor, plumbing and space for washing machine, recess suitable for upright fridge/freezer. Under unit lighting, tiled splashbacks, radiator, vinyl flooring, textured and coved ceiling.

## FIRST FLOOR

### LANDING

Side aspect upvc double glazed window, doors to bedrooms and refitted shower room, airing cupboard housing cylinder tank below slatted shelving, textured and coved ceiling with hatch giving access to loft space.

### BEDROOM ONE

4.09m x 3.01m (13' 5" x 9' 11") Front aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

### BEDROOM TWO

3.24m x 2.73m (10' 8" x 8' 11") Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

### BEDROOM THREE

3.2m x 2.12m (10' 6" x 6' 11") max into recess. Front aspect upvc double glazed window, radiator, bulkhead storage cupboard housing gas central heating boiler, textured and coved ceiling.

### REFITTED SHOWER

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinets below, glass shower enclosure with 'Mira' digitally controlled shower. Heated chrome towel rail, tiled walls, tiled floor, wall mounted illuminated mirror with demist feature, smooth finish ceiling with inset downlighters and extractor.

### REAR GARDEN

Full width paved terrace leading onto laid to lawn garden with panel fencing to sides and rear, paved pathway to side with pedestrian gate to front giving access, outside tap.

## GARAGE

4.9m x 2.54m (16' 1" x 8' 4") Front aspect up and over door.

### 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.

