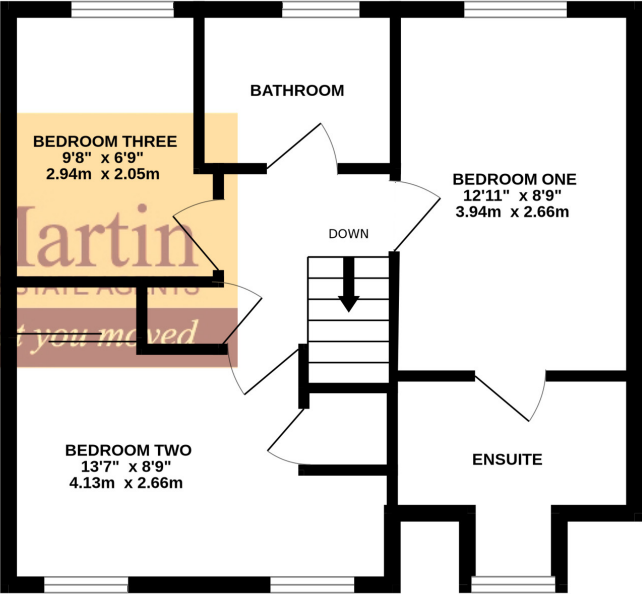
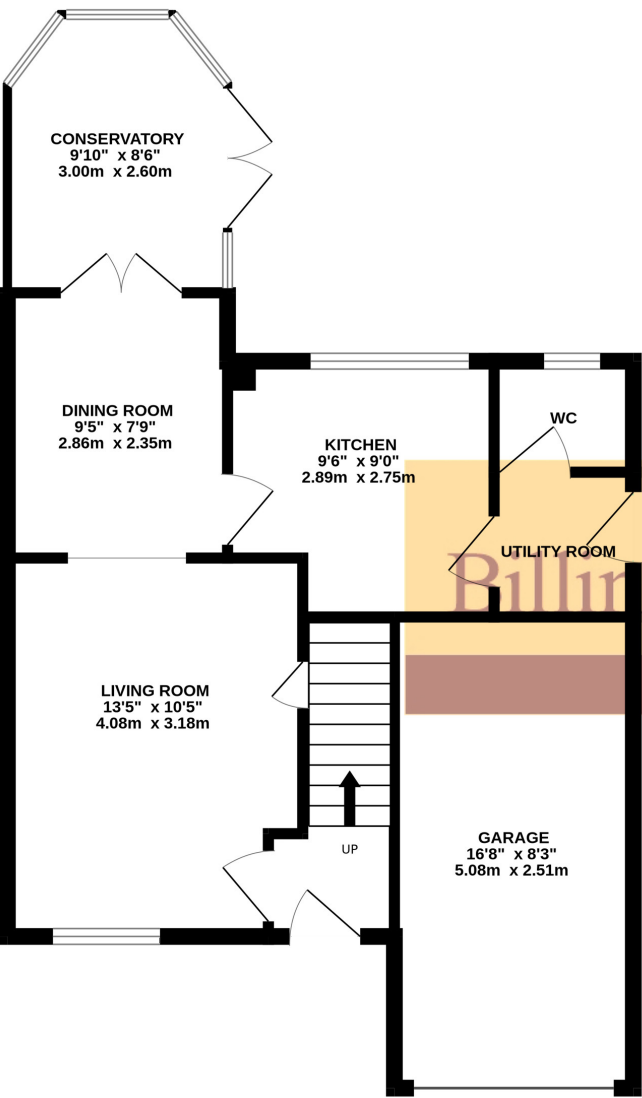


GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.
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9 Palmerston Close

Farnborough, Hampshire GU14 0RL

Offers in Excess of £450,000 Freehold

A three bedroom detached home enjoying a cul de sac position within the sought after 'Broadmead' development in Southwood benefiting from easy access to the areas plethora of amenities including open playing fields, Southwood Country Park, Voyager Centre for Health, Supermarket, Nuffield Gym, Southwood Infant School and a choice of restaurants/pubs. Accommodation comprises entrance lobby, living room, dining room, conservatory, kitchen, utility room, cloakroom, bedroom one with ensuite, two further bedrooms, bathroom. Features include no onward chain, replacement gas central heating boiler, west facing rear garden, off road parking and garage. EER 'D'.

GROUND FLOOR

ENTRANCE LOBBY

Front aspect composite door with twin decorative double glazed inserts, radiator, stairs to first floor, laminate flooring, door to living room, textured and coved ceiling.

LIVING ROOM

4.08m x 3.18m (13' 5" x 10' 5") Front aspect double glazed window, electric fire with decorative surround, radiator, low level door to understairs storage cupboard, laminate flooring, archway to dining room, digital thermostat, textured and coved ceiling.

DINING ROOM

2.86m x 2.35m (9' 5" x 7' 9") Rear aspect twin opening upvc double glazed doors to conservatory, door to kitchen, laminate flooring, radiator, textured and coved ceiling.

CONSERVATORY

3.00m x 2.60m (9' 10" x 8' 6") Side and rear aspect upvc double glazed windows, side aspect twin opening upvc double glazed doors, vaulted polycarbonate roof, wall light.

KITCHEN

2.89m x 2.75m (9' 6" x 9' 0") Rear aspect double glazed window, range of eye and base level units with marble effect roll edge work surfaces and inset stainless steel sink unit with mixer tap. Built in four ring electric hob and fan assisted electric oven with grill below extractor, plumbing and space for dishwasher, space for fridge freezer. Under unit lighting, tiled splashbacks, radiator, vinyl flooring, door to utility room, textured ceiling.

UTILITY ROOM

Side aspect half double glazed door, roll edge work surface with inset stainless steel sink unit with mixer tap, base level cabinet and plumbing and space for washing machine below. Wall mounted replacement gas central heating boiler with programmer below, radiator, tiled splashbacks, vinyl flooring, door to cloakroom, textured ceiling.

CLOAKROOM

Rear aspect opaque double glazed window, low level wc, vanity unit inset wash basin, radiator, textured ceiling.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, built in airing cupboard housing cylinder tank below slatted shelving, textured ceiling with hatch giving access to loft space.

BEDROOM ONE

3.94m x 2.66m (12' 11" x 8' 9") Rear aspect double glazed window, radiator, door to ensuite, textured ceiling.

ENSUITE

Front aspect upvc opaque double glazed window, low level wc, vanity unit inset wash basin, plumbing and space for shower cubicle, radiator, wall light point, textured ceiling with extractor.

BEDROOM TWO

4.08m x 3.18m (13' 5" x 10' 5") Front aspect double glazed windows, built in double wardrobe fronted via mirrored sliding doors, further storage cupboard over bulkhead with adjacent recess suitable for dresser or desk, radiator, textured ceiling.

BEDROOM THREE

2.94m x 2.05m (9' 8" x 6' 9") excluding door recess. Rear aspect double glazed window, radiator, fitted double wardrobe and overhead storage cabinets, textured ceiling.

BATHROOM

Rear aspect opaque double glazed window, low level wc, vanity unit inset wash basin, panel enclosed bath with mixer tap incorporating shower attachment. Half height tiled walls, courtesy light with shaver point, radiator, textured ceiling with extractor.

GARAGE

5.08m x 2.51m (16' 8" x 8' 3") Front aspect up and over door, power and light, wall mounted consumer unit.

REAR GARDEN

Paved terrace leading to mainly laid to lawn garden with panel fencing to sides and rear, outside tap, path to side with pedestrian gate giving access to front.

AGENT'S 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.

