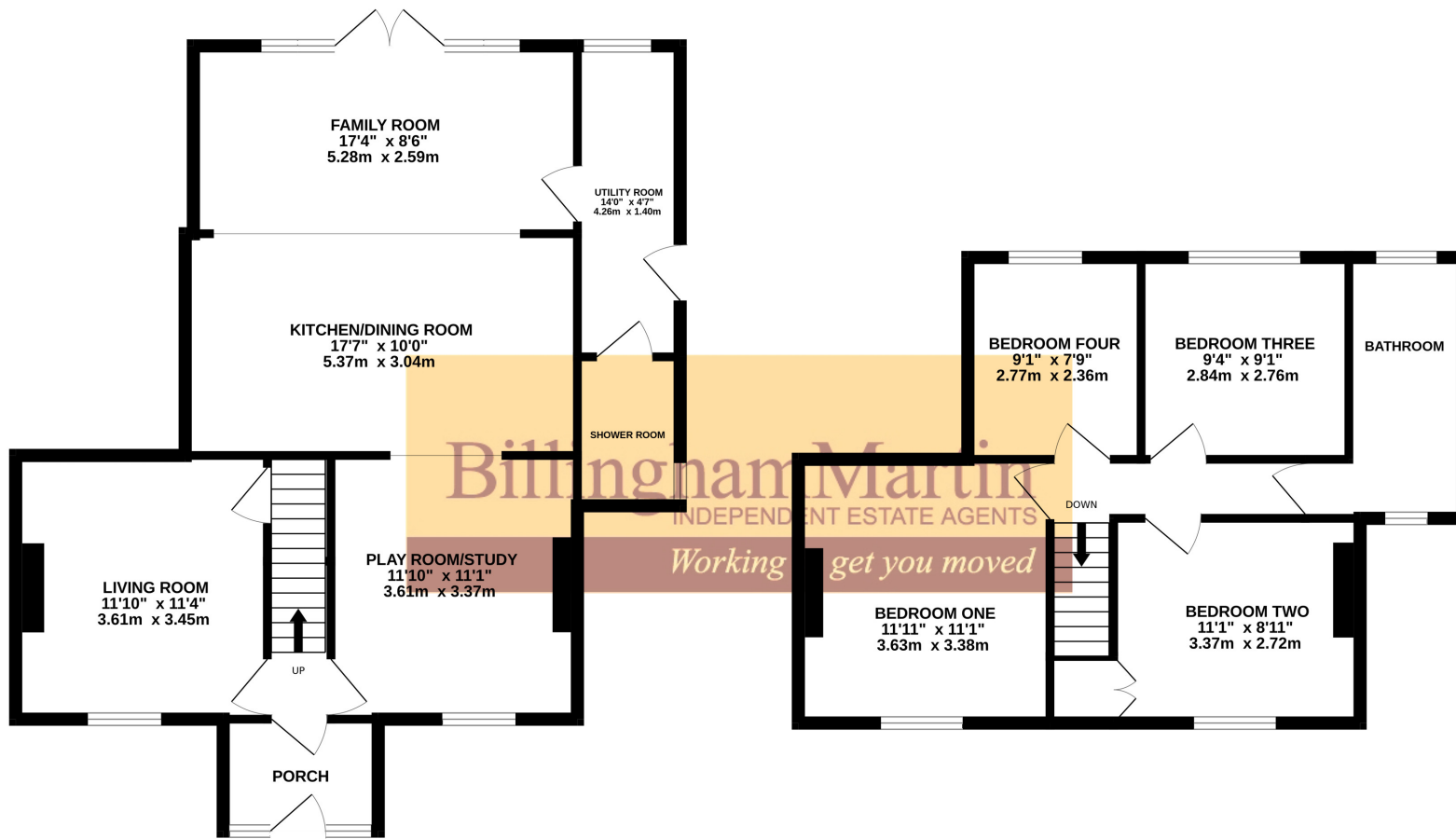


GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 sq.m.) approx.
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67 Rectory Road

67 Farnborough, Hampshire GU14 7HY

£600,000 Freehold

An extended four bedroom character family home offered for sale with no onward chain situated with easy reach of local schools, shops and playing fields as well as Farnborough North and Main Stations (Waterloo 37 mins). Accommodation comprises entrance porch, hall, living room, playroom/study, kitchen/dining room, family room, utility room, shower room, four bedrooms, bathroom. Features to note include log burning stove, modern open plan kitchen/dining room, driveway parking for three vehicles, 140ft rear garden with views of Farnborough Abbey and an office/studio with mains electric. Energy Efficiency Rating 'D'

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

ENTRANCE PORCH

Front aspect multi-point locking composite door with opaque double glazed inserts and adjacent upvc double glazed windows, radiator, space suitable for coats and shoes, door to hall, slate tiled floor, smooth finish ceiling.

HALL

Doors leading to living room and playroom/study, stairway to first floor, wood flooring, smooth finish ceiling.

LIVING ROOM

11' 10" x 11' 4" (3.61m x 3.45m) Front aspect upvc double glazed sliding sash window, feature cast iron fire surround with inset log burning stove, fitted cupboards with display cabinets above. Cable point, radiator, exposed floorboards, understairs storage cupboard, smooth finish ceiling.

PLAYROOM/STUDY

11' 10" x 11' 1" (3.61m x 3.38m) Front aspect upvc double glazed sliding sash window, radiator, squared archway to kitchen/dining room, wood flooring, smooth finish ceiling.

KITCHEN/DINING ROOM

17' 7" x 10' 0" (5.36m x 3.05m) Matching range of eye and base level units incorporating solid oak worktops with inset stainless steel sink unit with mixer tap. Built in four ring induction hob below extractor fan, built in fan assisted electric double oven, integrated microwave oven, integrated fridge, plumbing and space for dishwasher, part tiled walls. Space suitable for dining table and chairs, radiator, opening into family room, wood flooring, smooth finish ceiling with coving and inset lighting.

FAMILY ROOM

17' 4" x 8' 6" (5.28m x 2.59m) Rear aspect upvc double glazed twin opening doors with adjacent matching windows and panels, radiator, door to utility room, wood flooring, smooth finish ceiling with coving and inset lighting.

UTILITY ROOM

14' 0" x 4' 7" (4.27m x 1.40m) Rear aspect upvc double glazed window, side aspect double glazed door, matching range of eye and base level units incorporating roll edged work tops with inset stainless steel sink unit, plumbing and space for washing machine, space for tumble dryer and fridge/freezer, wall mounted replacement gas central heating 'Worcester' combination boiler, part tiled walls, door to shower room, tiled floor, smooth finish ceiling.

SHOWER ROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, wall mounted wash hand basin with mixer tap, tiled shower cubicle with sliding doors. Part tiled walls, chrome heated towel rail, tiled floor, smooth finish ceiling.

FIRST FLOOR

LANDING

Doors to all four bedrooms and bathroom, smooth finish ceiling.

BEDROOM ONE

11' 11" x 11' 1" (3.63m x 3.38m) Front aspect upvc double glazed sliding sash window, radiator, wall light points, smooth finish ceiling.

BEDROOM TWO

11' 1" x 8' 11" (3.38m x 2.72m) Front aspect upvc double glazed sliding sash window, radiator, built in double wardrobe with hanging rail and shelving, access to loft space via hatch, smooth finish ceiling.

BEDROOM THREE

9' 4" x 9' 1" (2.84m x 2.77m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM FOUR

9' 1" x 7' 9" (2.77m x 2.36m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BATHROOM

Front and rear aspect upvc opaque double glazed windows, four piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panel enclosed corner bath, shower cubicle. Chrome heated towel rail, part tiled walls, extractor fan, smooth finish ceiling with inset lighting.

REAR GARDEN

Well kept established garden featuring paved terrace offering generous space for outdoor dining/entertaining overlooking mainly laid to lawn garden with well stocked flower and shrub borders, timber built shed, further seating area's, raised vegetable bed, timber built office/studio with power and light. The garden extends approximately 140ft and is enclosed via a combination of wood fencing and mature hedging with pedestrian gate to front giving access to driveway.

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.

