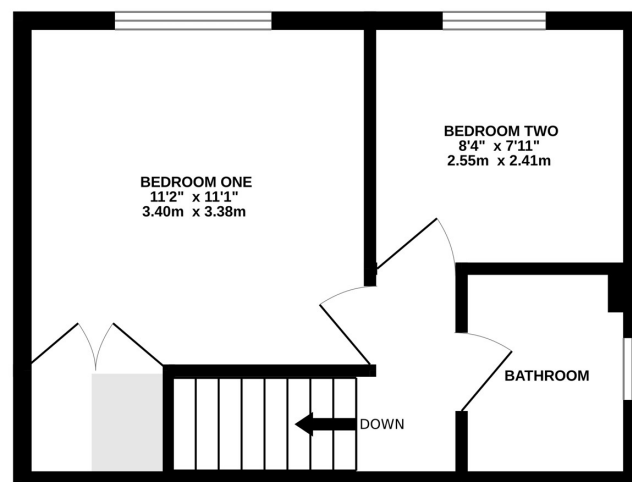


**BillinghamMartin**  
INDEPENDENT ESTATE AGENTS  
*Working to get you moved*  
**1ST FLOOR**  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.  
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## 18 Herbs End

FARNBOROUGH, Hampshire GU14 9YD

£310,000 Freehold

A well presented two bedroom freehold house pleasantly situated overlooking a wooded green and benefitting from a double width driveway to the side offering off road parking for two cars. Accommodation comprises entrance hall, cloakroom, living/dining room, kitchen, two bedrooms, refitted bathroom. Situated close to the Farnborough/Fleet border, the property enjoys easy access to Junction 4a of the M3, Fleet Pond Nature Reserve, and Bramshot Farm Country Park. Energy Efficiency Rating: 'D'



**GROUND FLOOR**

**ENTRANCE HALL**

Front aspect upvc multi-point locking door with twin opaque double glazed inserts, doors to cloakroom and living/dining room, laminate flooring, textured and coved ceiling.

**CLOAKROOM**

Side aspect upvc opaque double-glazed window, two-piece suite comprising low level WC, wall mounted wash basin with mixer tap. Tiled splashback, radiator, wood flooring, wall-mounted replacement 'Worcester' gas central heating boiler and electrical consumer unit, textured ceiling with hatch giving access.

**LIVING /DINING ROOM**

14' 8" x 14' 0" (4.47m x 4.27m) Front aspect upvc double glazed window, doorway to kitchen, stairs to first floor with open recess below, radiator, luxury vinyl flooring, textured and coved ceiling.

**KITCHEN**

4.47m x 1.66m (14' 8" x 5' 5") Front aspect upvc double glazed window, refitted range of eye and base level units incorporating butchers block effect work surfaces with inset single bowl single drainer composite sink unit with mixer/rinser tap. Built in four ring gas hob and fan assisted oven below complementary extractor, integrated slimline dishwasher, fridge and freezer, plumbing and space for washing machine. Radiator, tiled splashbacks, luxury vinyl flooring, textured ceiling with inset downlighters.

**FIRST FLOOR**

**LANDING**

Doors to bedrooms and bathroom, textured and coved ceiling with hinged hatch giving access to partially boarded loft space with fitted ladder and light housing replacement hot water cylinder tank.

**BEDROOM ONE**

3.40m x 3.38m (11' 2" x 11' 1") Front aspect upvc double glazed window, radiator, built in double wardrobe offering extensive storage, overhanging rail and shelf fronted via twin opening doors, textured and coved ceiling.

**BEDROOM TWO**

2.55m x 2.41m (8' 4" x 7' 11") Front aspect upvc double glazed window, radiator, textured and coved ceiling.

**BATHROOM**

Side aspect upvc opaque double-glazed window, three piece suite comprising low level WC, vanity unit inset wash basin with mixer tap, panel enclosed bath with flush fitted thermostatic shower over. Wall mounted mirror fronted bathroom cabinet with sensor light below, heated chrome towel rail, tiled splashbacks, luxury vinyl flooring, smooth finish ceiling with inset downlighters and extractor.

**PARKING**

Double width driveway offering off road parking for two cars located to side of property with gated storage area to rear with timber built shed.

**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.

