



TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.
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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.



27 West Heath Road

Farnborough, Hampshire GU14 8QH

£415,000 Freehold

A two bedroom semi-detached bungalow situated on the sought after West Heath development enjoying easy access to local shops, G.P. Surgery, bus routes and playing fields. Accommodation comprises entrance porch, hall, living/dining room, kitchen, conservatory, two bedrooms, shower room. Features include solar panels, private west facing garden, large frontage with ample parking and garage. EER 'tbc'

GROUND FLOOR

ENTRANCE PORCH

Side aspect upvc multi-point locking door with double glazed half panel, side and rear aspect upvc double glazed windows, space for coats and shoes, upvc multi-point locking door with opaque double glazed inserts to hall, smooth finish ceiling.

HALL

Doors to living/dining room, kitchen, both bedrooms and shower room, two radiators, built in airing cupboard with radiator and shelving above. Tiled floor, telephone connection point, smooth finish ceiling with hinged hatch to loft space with fitted ladder and light.

LIVING/DINING ROOM

17' 4" x 11' 9" (5.28m x 3.58m) Front aspect upvc double glazed windows, feature fitted electric fire with stone surround and wooden hearth, two radiators, space suitable for dining table and chairs, smooth finish ceiling.

KITCHEN

9' 4" x 8' 7" (2.84m x 2.62m) Rear aspect window and door to conservatory, matching range of eye and base level units incorporating roll edged work surfaces with inset stainless steel sink unit with mixer tap. Plumbing and space for washing machine, integrated dishwasher, space for gas or electric cooker below extractor hood, space for upright fridge/freezer. Wall mounted replacement gas central heating combination boiler, part tiled walls, tiled floor, smooth finish ceiling.

CONSERVATORY

10' 4" x 8' 1" (3.15m x 2.46m) Rear aspect upvc double glazed window and door to terrace, power points, tiled floor.

BEDROOM ONE

13' 0" x 10' 0" (3.96m x 3.05m) Side aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM TWO

14' 0" x 6' 9" (4.27m x 2.06m) Side aspect upvc double glazed window, radiator, smooth finish ceiling.

SHOWER ROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin and shower cubicle. Fully tiled walls, heated chrome towel rail, tiled floor, textured ceiling.

REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs, shaped flower and shrub borders, pathway leading to garage, fully enclosed via wood panel fencing with pedestrian gate to driveway.

GARAGE/WORKSHOP

18' 0" x 11' 0" (5.49m x 3.35m) Front aspect up and over door, power and light, side aspect window and door to garden.

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.

