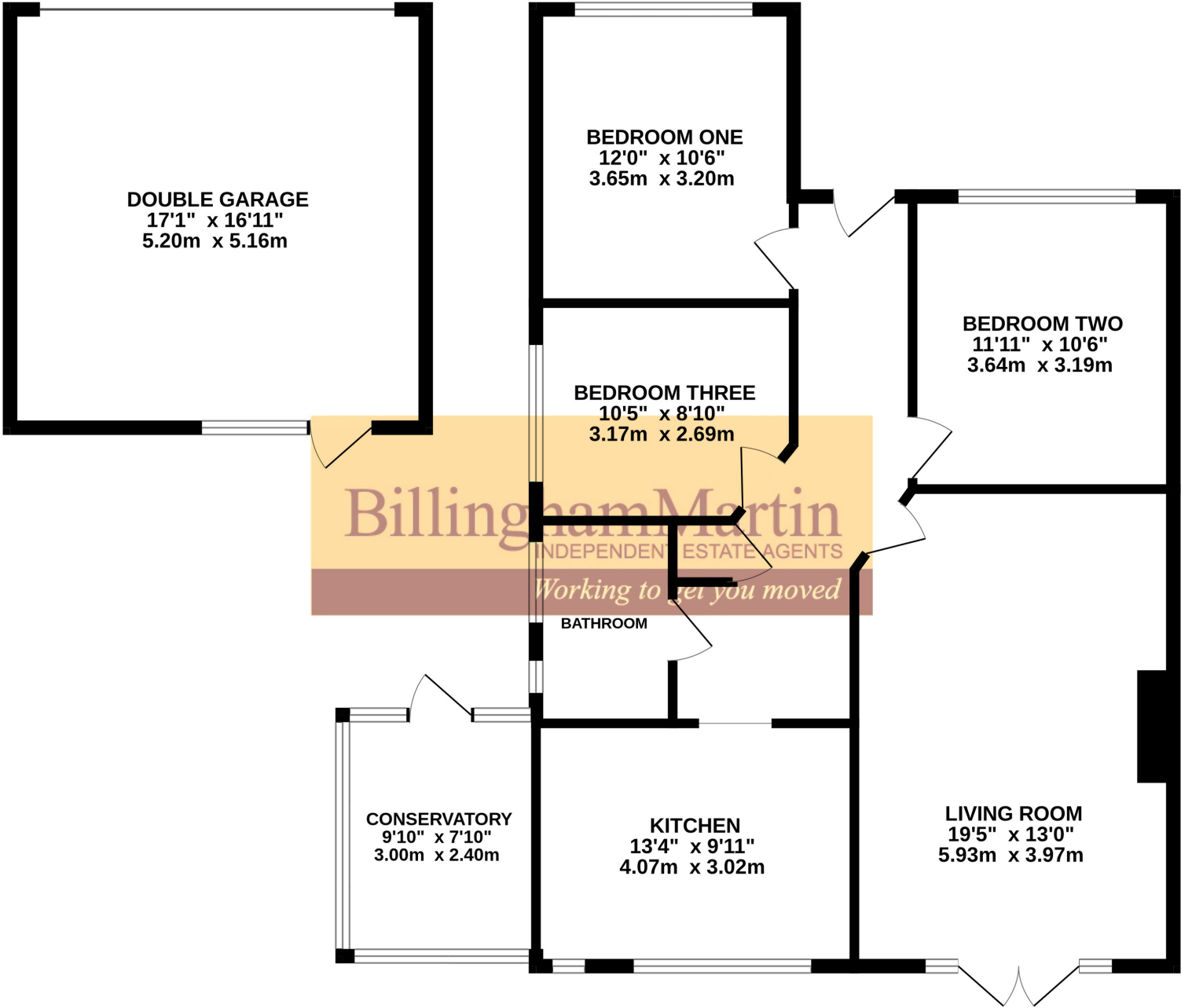


883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.  
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## 10 Holly Close

Farnborough, Hampshire GU14 0ED

£450,000 Freehold

A three bedroom semi-detached bungalow offered for sale with no onward chain and potential for extension/loft conversion (stpp) situated in a non estate cul de sac with easy reach of local shops, playing fields, bus routes and Farnborough Main Station ( Waterloo 37 mins). Accommodation comprises entrance hall, living room, kitchen, conservatory, three bedrooms, bathroom. Features include double width driveway leading to double garage and private rear garden. EER 'D'



**GROUND FLOOR**

**ENTRANCE HALL**

Front aspect multi-point locking door with decorative opaque double glazed inert, doors to living room, kitchen, bedrooms and bathroom, radiator, built in airing cupboard housing cylinder tank below slatted shelving, textured ceiling with hinged hatch giving access to loft space .

**LIVING ROOM**

5.93m x 3.97m (19' 5" x 13' 0") Rear aspect twin opening upvc double glazed doors to terrace with upvc double glazed windows to sides, decorative fireplace surround with polished stone insert and hearth and electric fire, radiator, textured ceiling.

**KITCHEN**

4.07m x 3.02m (13' 4" x 9' 11") Rear aspect upvc double glazed windows, side aspect upvc double glazed door to conservatory, range of eye and base level units with granite work surfaces and inset stainless steel one and a third bowl sinks with mixer tap, matching upstand and breakfast bar. Built in four ring 'Neff' gas hob with extractor over, fan assisted oven with grill, recess for microwave, plumbing and space for washing machine, space for fridge, radiator, tiled floor, tiled splashbacks, smooth finish ceiling.

**CONSERVATORY**

3.00m x 2.40m (9' 10" x 7' 10") Upvc double glazed windows, upvc double glazed door, double glazed roof, power and light.

**BEDROOM ONE**

3.65m x 3.20m (12' 0" x 10' 6") Front aspect upvc double glazed window, twin fitted double wardrobes offer storage over hanging rail and shelf, matching chest of drawers, radiator, laminate flooring, smooth finish ceiling.

**BEDROOM TWO**

3.64m x 3.19m (11' 11" x 10' 6") Front aspect upvc double glazed window, twin fitted double wardrobes offer storage over hanging rail and shelf, radiator, smooth finish ceiling.

**BEDROOM THREE**

3.17m x 2.69m (10' 5" x 8' 10") Side aspect upvc double glazed window, radiator, smooth finish ceiling.

**BATHROOM**

Side aspect upvc opaque double glazed windows, three piece suite comprising, vanity unit inset wash basin with mixer tap and storage cabinets below, cistern enclosed wc, panel enclosed bath with mixer tap and thermostatic 'HansGrohe' shower over. Heated chrome towel rail, tiled walls with fitted mirror, textured ceiling.

**SIDE AND REAR GARDEN**

Mainly laid to lawn garden extending to side and rear with established shrub and herbaceous borders, paved terrace offering space for outdoor table and chairs, further paved terrace to side with pedestrian gate to front, door to double garage, outside tap.

**DOUBLE GARAGE**

5.2m x 5.16m (17' 1" x 16' 11") Front aspect automated up and over door, rear aspect upvc opaque double glazed window and upvc half opaque double glazed door, power and light,

**FRONT OF PROPERTY**

Double width block paved driveway giving off road parking and access to double garage, mainly laid to lawn garden with established borders fronted by low level brick wall.

**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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

