



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.  
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## 45 Union Street

FARNBOROUGH, Hampshire GU14 7PY

£489,950 Freehold

A very well presented three bedroom detached family home situated within walking distance to Farnborough Mainline Station (Waterloo 37 mins) and enjoying easy access to Queen Elizabeth Park and Farnborough Town Centre. Accommodation comprises entrance hall, refitted cloakroom, living room, dining room, refitted kitchen, three bedrooms, refitted family bathroom. Features to note include refitted kitchen with integrated appliances, replacement upvc double glazing, 55ft private rear garden with Catio ( enclosure for cats), E/V charging point, driveway parking for 3/4 vehicles and garage. Energy Efficiency Rating 'tbc'

## GROUND FLOOR

### ENTRANCE HALL

Front aspect multi-point locking composite door with opaque double glazed inserts, doors to refitted cloakroom and living room, smooth finish ceiling.

### REFITTED CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below. Tiled walls, radiator, tiled floor, smooth finish ceiling.

### LIVING ROOM

19' 8" x 14' 5" (5.99m x 4.39m) Front aspect upvc double glazed window, stairway to first floor landing with open recess below, two radiators, Cable point, opening into dining room, wall light points, parquet flooring, smooth finish ceiling.

### DINING ROOM

11' 4" x 11' 0" (3.45m x 3.35m) Rear aspect double glazed sliding doors to rear garden, radiator, space for table and chairs, telephone point, door to kitchen, parquet flooring, smooth finish ceiling.

### REFITTED KITCHEN

11' 4" x 8' 8" (3.45m x 2.64m) Rear aspect upvc double glazed window, matching range of eye and base level units incorporating square edged work surfaces with inset composite sink unit with mixer tap. Built in four ring gas hob with extractor fan above and electric fan assisted oven below, integrated washing machine, dishwasher and fridge/freezer, wall mounted concealed gas central heating boiler, luxury vinyl tiled flooring, smooth finish ceiling.

## FIRST FLOOR

### LANDING

Side aspect upvc double glazed window, doors to all three bedrooms and refitted family bathroom, cupboard housing hot water cylinder with slatted shelving above, access to loft space via hatch, smooth finish ceiling.

### BEDROOM ONE

13' 2" x 11' 7" (4.01m x 3.53m) Rear aspect upvc double glazed window, radiator, built in double wardrobe with hanging rail and shelving, Cable point, smooth finish ceiling.

### BEDROOM TWO

13' 2" x 12' 1" (4.01m x 3.68m) Front aspect upvc double glazed window, radiator, built in double wardrobe with hanging rail and shelving, smooth finish ceiling.

### BEDROOM THREE

8' 8" x 8' 2" (2.64m x 2.49m) Front aspect upvc double glazed window, radiator, smooth finish ceiling.

### REFITTED BATHROOM

Rear aspect upvc opaque double glazed windows, three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower over. Tiled walls, chrome heated towel rail, extractor fan, tiled floor, smooth finish ceiling.

### REAR GARDEN

Approx. 55ft. Paved terrace with patio ( timber and wire constructed cat enclosure ) space suitable for outdoor table and chairs with the remainder of garden being laid to lawn with shaped borders, timber built shed, outside tap, pathway with gate giving access to front, door to garage, fully enclosed via mature trees and wood panel fencing.

### GARAGE

17' 0" x 9' 3" (5.18m x 2.82m) Front aspect up and over door, power and light, wall mounted replacement consumer unit, gas and electric meters, door to rear 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.

