



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.

2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



73 Manor Road
Farnborough, Hampshire GU14 7HJ

O.I.E.O £650,000 Freehold

An extended detached four bedroom character family home set over three floors in need of some updating situated in a sought after location within easy reach of King George Vth Playing Fields, local shops and revered schools and colleges. The generous accommodation comprises entrance hall, cloakroom, living room, 26ft kitchen/breakfast room, dining room, principal bedroom with dressing room and ensuite shower room, three further double bedrooms and bathroom. The property retains much of the character of the period with many original features including sliding sash windows, fireplaces and joinery and externally boasts a west facing 100ft rear garden with a detached two storey outbuilding to rear offering multiple options for use from home working to games room. Energy Efficiency Rating 'tbc'

GROUND FLOOR

ENTRANCE HALL

Front aspect hardwood door with opaque glazed inserts, matching side panels and stained glass window above. Stairway to first floor with storage cupboard below housing meters and fuse board, doors to living room and kitchen/breakfast room, wall light points, radiator, laminate flooring, textured ceiling with coving.

CLOAKROOM

Two piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below. Heated towel rail, part tiled walls, exposed floorboards, extractor fan, smooth finish ceiling.

LIVING ROOM

15' 2" x 12' 0" (4.62m x 3.66m)max into bay. Front aspect sliding sash bay window, radiator, feature cast iron fireplace with decorative surround, marble hearth and coal effect gas fire. Cable point, wall light points, picture rail, exposed floorboards, smooth finish ceiling with coving.

KITCHEN/BREAKFAST ROOM

26' 2" x 8' 0" (7.98m x 2.44m) Side and rear aspect windows, rear aspect part glazed door to decked terrace, 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 and dishwasher, space for electric cooker below extractor fan, space for fridge and freezer. Wall mounted gas central heating gas boiler, part tiled walls, tiled flooring, space suitable for breakfast table and chairs, radiator, door to dining room, smooth finish ceiling.

DINING ROOM

13' 5" x 10' 0" (4.09m x 3.05m) Rear aspect twin opening glazed doors to decked terrace, radiator, feature decorative cast iron fireplace, space suitable for table and chairs, picture rail, laminate flooring, smooth finish ceiling with coving.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom, stairs to second floor landing, wall light points, smooth finish ceiling.

BEDROOM TWO

15' 2" x 12' 0" (4.62m x 3.66m)max into bay. Front aspect sliding sash bay window, radiator, feature decorative cast iron fireplace with tiled hearth, wall light points, picture rail, exposed floorboards, smooth finish ceiling.

BEDROOM THREE

15' 5" x 10' 0" (4.70m x 3.05m) Rear aspect sliding sash window, radiator, feature decorative cast iron fireplace, picture rail, textured ceiling.

BEDROOM FOUR

13' 11" x 8' 0" (4.24m x 2.44m) Rear aspect sliding sash window, radiator, fitted cupboard housing hot water cylinder with shelving above, wall light points, laminate flooring, textured ceiling.

BATHROOM

Front aspect opaque glazed sliding sash window, three piece suite comprising low level wc, pedestal mounted wash basin, panel enclosed bath with mixer tap and shower attachment. Radiator, part tiled walls, exposed floorboards, smooth finish ceiling with inset lighting.

SECOND FLOOR

LANDING

Side aspect upvc double glazed window, door to bedroom one, smooth finish ceiling.

BEDROOM ONE

15' 11" x 11' 10" (4.85m x 3.61m) Side aspect double glazed 'Velux' windows, door to walk in wardrobe with hanging rails and shelving, doors to ensuite shower room and dressing room, built in storage cupboard, laminate flooring, smooth finish ceiling.

Note: This room has areas of restricted head height

DRESSING ROOM

Rear aspect double glazed 'Velux' window, access to eaves storage space, laminate flooring, smooth finish ceiling.

Note: This room has areas of restricted head height

ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap, tiled shower cubicle, smooth finish ceiling.

OUTSIDE

REAR GARDEN

West facing garden extending approximately 100ft, with timber decked terrace offering space suitable for outdoor table and chairs leading onto mainly laid to lawn garden with shaped flower and shrub raised beds. Detached outbuilding to rear, timber built summer house, wood panel fencing to sides and rear, twin opening gates to driveway.

DETACHED OUTBUILDING

Ground Floor 5.52m x 5.09m (18' 1" x 16' 8") Currently used as a workshop, front aspect hardwood door giving, power and light.

First Floor 5.52m x 5.09m (18' 1" x 16' 8") Accessed via an external staircase, front aspect upvc double glazed window and door, power and light, laminate flooring, smooth finish ceiling.

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.

