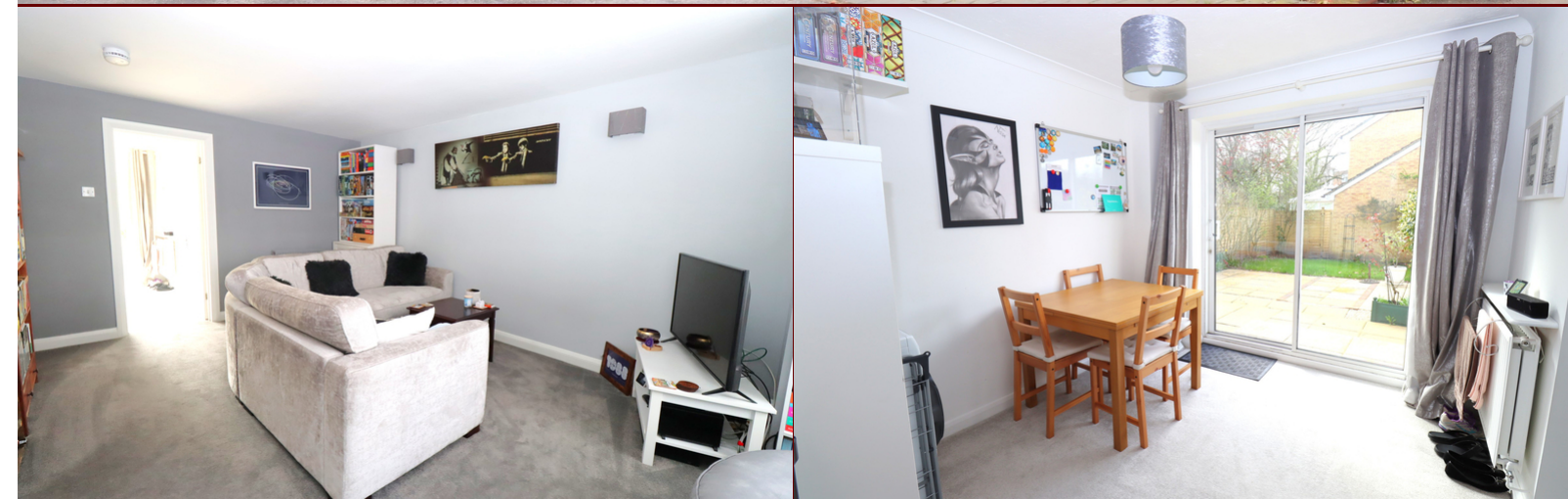


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## 90 Sand Hill

FARNBOROUGH, Hampshire GU14 8JS

£450,000 Freehold

A three bedroom link-detached modern home situated within easy reach of Farnborough Sixth Form College, local amenities and Farnborough mainline station (Waterloo 37 mins), offered for sale with planning permission granted (22/00437/FULPP) for garage conversion and rear extension. Accommodation comprises entrance lobby, cloakroom, living room, dining room, kitchen, three bedrooms, refitted shower room. Features include replacement consumer unit and gas central heating boiler within the last two years, westerly facing rear garden, off road parking for 2/3 cars and garage. EER 'D'.



## GROUND FLOOR

### ENTRANCE LOBBY

Front aspect upvc double glazed window and multi-point locking composite door with twin decorative opaque double glazed inserts, doors to cloakroom and living room, radiator, telephone point, smooth finish ceiling.

### CLOAKROOM

Two piece suite comprising low level wc, pedestal mounted wash basin with tiled splashback. Radiator, wall mounted replacement consumer unit, smooth finish ceiling.

### LIVING ROOM

17' 0" x 12' 5" (5.18m x 3.78m) excl. stairs. Front aspect upvc double glazed bay window, two radiators, three wall light points, stairs to first floor with storage cupboard below, door to dining room, smooth finish ceiling.

### DINING ROOM

9' 5" x 8' 11" (2.87m x 2.72m) Rear aspect double glazed sliding doors to terrace, archway to kitchen, radiator, textured and coved ceiling.

### KITCHEN

9' 5" x 5' 11" (2.87m x 1.80m) Rear aspect upvc double glazed window, range of eye and base level units incorporating roll edge worksurfaces with inset one and a third bowl single drainer ceramic sink unit with mixer tap. Built in four ring gas hob and electric oven with grill below concealed extractor, under counter appliance space, tiled splashbacks, textured and coved ceiling.

## FIRST FLOOR

### LANDING

Doors to bedrooms and shower room, built in airing cupboard housing replacement gas central heating combination boiler, access to mainly boarded loft space via hatch and fitted ladder, smooth finish ceiling.

### BEDROOM ONE

11' x 8' 8" (3.35m x 2.64m) Rear aspect upvc double glazed window, built in double wardrobe offering storage over hanging rail and shelf, radiator, smooth finish ceiling.

### BEDROOM TWO

11' 4" x 8' 1" (3.45m x 2.46m) Front aspect upvc double glazed window, built in wardrobe offering storage over hanging rail and shelf, radiator, smooth finish ceiling.

### BEDROOM THREE

8' 2" x 7' 2" (2.49m x 2.18m) Front aspect upvc double glazed window, radiator, smooth finish ceiling.

### SHOWER ROOM

Rear aspect upvc opaque double glazed window, refitted suite comprising low level wc, pedestal mounted wash basin, flush fitted 'Trtion' shower with wall mounted digital control. Heated towel rail, tiled walls, tiled floor with drain, smooth finish ceiling with inset downlighters and extractor.

### GARAGE

17' x 8' 2" (5.18m x 2.49m) Front aspect up and over door, rear aspect upvc part double glazed door to garden, access to eave storage space. 'Butler' basin with hot and cold water taps, plumbing and space for washing machine, power and light.

## REAR GARDEN

Full width paved terrace with automated sun awning over leading to mainly laid to lawn garden which enjoys a westerly aspect and is fully enclosed by a combination of panel fencing and brick wall, pedestrian door into garage, courtesy light.

## 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.

