



36 Long Beech Drive

FARNBOROUGH, Hampshire GU14 0PR

£475,000 Freehold

A superbly presented four bedroom family home enjoying a cul-de-sac position in the sought after Southwood development offering easy access to a plethora of local amenities including Nuffield Gym, Voyager Centre for Health, Supermarket, Infant School, open playing fields and Southwood Country Park. Accommodation comprises entrance hall, living room, refitted kitchen/dining room, four bedrooms, refitted ensuite, bathroom. Features to note include replacement gas central heating combination boiler, well kept rear garden, driveway parking and garage/utility. Energy Efficiency Rating 'D'



**GROUND FLOOR**

**ENTRANCE HALL**

Front aspect multi-point locking composite door with opaque double glazed insert with matching side panel, radiator, fitted storage cupboard for coats and shoes, staircase to first floor with recess below, door to living room, tiled floor, smooth finish ceiling with coving.

**LIVING ROOM**

13' 7" x 11' 3" (4.14m x 3.43m) Front aspect upvc double glazed window, radiator, Cable point, squared archway to kitchen/dining room, laminate flooring, smooth finish ceiling.

**REFITTED KITCHEN/DINING ROOM**

17' 6" x 8' 6" (5.33m x 2.59m) Rear aspect upvc double glazed window and twin opening doors to terrace with adjacent matching side panels. Matching range of eye and base level units incorporating quartz worktops with inset single bowl sink unit with spray mixer tap, built in four ring gas hob below extractor hood, built in microwave oven and fan assisted electric oven, integrated dishwasher, plumbing and space for American style fridge. Space suitable for dining table and chairs, radiator, laminate flooring, door to garage/utility, smooth finish ceiling with coving.

**FIRST FLOOR**

**LANDING**

Doors to all four bedrooms and refitted bathroom, two built in storage cupboards with hanging rails and shelving, access to loft space via hatch with fitted ladder, smooth finish ceiling with inset lighting.

**BEDROOM ONE**

10' 11" x 10' 1" (3.33m x 3.07m) Front aspect upvc double glazed bow window, radiator, smooth finish ceiling.

**BEDROOM TWO**

10' 11" x 9' 2" (3.33m x 2.79m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

**BEDROOM THREE**

12' 4" x 7' 5" (3.76m x 2.26m) Front aspect upvc double glazed window, radiator, door to ensuite, smooth finish ceiling.

**ENSUITE**

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and cupboard below, shower cubicle. Heated towel rail, fully tiled walls, extractor, smooth finish ceiling.

**BEDROOM FOUR**

6' 6" x 6' 4" (1.98m x 1.93m) Front aspect upvc double glazed window, radiator, smooth finish ceiling.

**REFITTED BATHROOM**

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower attachment. Heated towel rail, part tiled walls, textured ceiling.

**GARAGE/UTILITY**

16' 0" x 8' 6" (4.88m x 2.59m) Front aspect up and over door, rear aspect upvc double glazed door to garden. Base level units with complimentary work surface over with inset sink unit and mixer tap, plumbing and space for washing machine, space for tumble dryer, further appliance space, wall mounted replacement gas central heating combination boiler, power and light.

**REAR GARDEN**

Well kept garden featuring paved terrace offering space for outdoor dining/entertaining overlooking laid to lawn garden with well stocked flower and shrub borders. The garden features a timber summer house, outside lighting , water tap, and is fully enclosed via wood panel fencing and brick walling with pedestrian gates to side.

**AGENTS NOTE**

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