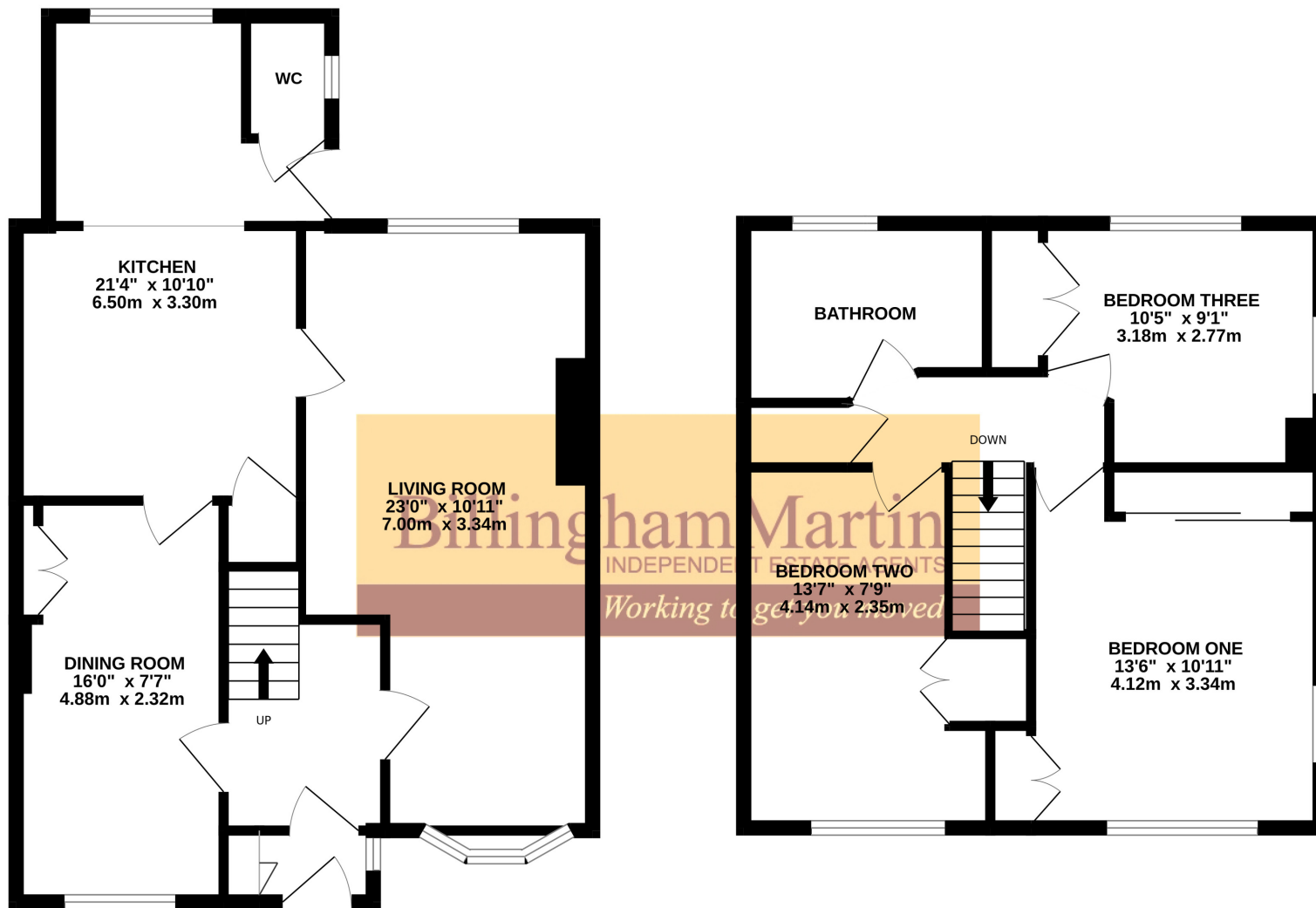


GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.

1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.6 sq.m.) approx.
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12 Sidlaws Road

FARNBOROUGH, Hampshire GU14 9JL Offers in Excess of £470,000 Freehold

A well presented extended three bedroom semi detached family home boasting a considerably larger than average plot offering generous off road parking and rear garden as well as potential for extension (stpp). Accommodation comprises entrance hall, living room, kitchen, cloakroom, dining room, three double bedrooms, refitted bathroom. Features include cul-de-sac location within easy reach of local schools and amenities, block paved driveway, detached garage and private rear garden extending approx. 90ft. EER

GROUND FLOOR

PORCH

Front aspect multi-point locking composite door with opaque double glazed insert, side aspect upvc opaque double glazed window, fitted cloaks cupboard, coir mat, textured ceiling with inset downlighter, upvc double glazed door to entrance hall.

ENTRANCE HALL

Doors to living room and dining room, stairs to first floor, broadband point, laminate flooring, textured and coved ceiling.

LIVING ROOM

23' 0" x 10' 11" (7.01m x 3.33m) Front aspect upvc double glazed bow window, rear aspect upvc double glazed window, fireplace recess with decorative surround and polished stone hearth, two radiators, door to kitchen, laminate flooring, textured and coved ceiling.

DINING ROOM

16' 0" x 7' 7" (4.88m x 2.31m) Front aspect upvc double glazed window, radiator, fitted cupboard housing gas and electric meters, laminate flooring, smooth finish ceiling.

KITCHEN

21' 4" x 10' 10" (6.50m x 3.30m) max. Rear aspect upvc double glazed window, side aspect upvc double glazed door to terrace, doors to cloakroom, understairs storage cupboard and dining room. Matching range of eye and base level units with roll edge work surfaces and inset sink unit with mixer tap, fitted four ring gas hob below concealed extractor, built in double oven with grill, plumbing and space for washing machine and dishwasher, space for upright fridge/freezer. Tiled splashbacks, laminate flooring, smooth finish ceiling with coving.

CLOAKROOM

Side aspect upvc opaque double glazed window, low level wc, wall mounted wash basin with tiled splashback, wall mounted gas central heating boiler, radiator, laminate flooring, smooth finish ceiling.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, smooth finish ceiling with hatch giving access to mainly boarded loft space with fitted ladder and light.

BEDROOM ONE

13' 6" x 10' 11" (4.11m x 3.33m) max. Front and side aspect upvc double glazed windows, built in and fitted wardrobes offering storage over hanging rail and shelf, radiator, textured and coved ceiling.

BEDROOM TWO

13' 7" x 7' 9" (4.14m x 2.36m) excl. recess. Front aspect upvc double glazed window, built in half height wardrobe, storage recess, radiator, textured and coved ceiling.

BEDROOM THREE

10' 5" x 9' 1" (3.17m x 2.77m) excl. wardrobe. Rear and side aspect upvc double glazed windows, radiator, built in wardrobe offering storage over hanging rail and shelf, textured and coved ceiling.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, panel enclosed bath with central mixer tap, 'Aqualisa' power shower and fitted screen. Heated chrome towel rail, fully tiled walls, vinyl flooring, smooth finish ceiling with inset downlighter and extractor.

REAR GARDEN

Paved terrace offering space for outdoor dining/entertaining leading onto mainly laid to lawn garden with established borders offering a good degree of privacy, further paved terrace to rear. Pedestrian gate to front giving access, door into garage, shed, outside tap.

DETACHED GARAGE

Front aspect up and over door, rear aspect window, power and light, pedestrian door to side.

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.

