



## 3 Long Beech Drive

Farnborough, Hampshire GU14 0PR

£600,000 Freehold

A well presented extended four bedroom detached family home situated on the sought after Southwood development offering easy access to a plethora of local amenities including Nuffield Gym, Voyager Centre of Health, Supermarket, Infant School, open playing fields and Southwood Country Park. Accommodation comprises entrance hall, living room, family room, cloakroom, kitchen/dining room, conservatory, principal bedroom with ensuite, three further bedrooms, bathroom. Features to note include south facing rear garden, driveway for four vehicles and double garage. Energy Efficiency Rating 'C'

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

## GROUND FLOOR

### ENTRANCE HALL

Front aspect multi-point locking composite door with opaque double glazed inserts, part glazed twin opening doors to living room, doors to family room, kitchen/dining room and cloakroom. Stairway to first floor, radiator, laminate floor, textured ceiling with coving.

### CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity inset wash hand basin with storage cupboard below, chrome heated towel rail, tiled floor, textured ceiling.

### LIVING ROOM

18' 10" x 12' 6" (5.74m x 3.81m) Front aspect upvc double glazed bow window, feature stone fireplace with coal effect gas fire, two radiators, understairs storage cupboard, double glazed sliding doors to conservatory, textured ceiling with coving.

### FAMILY ROOM

9' 10" x 9' 5" (3.00m x 2.87m) Front aspect upvc double glazed window, radiator, textured ceiling with coving.

### KITCHEN/DINING ROOM

23' 4" x 12' 0" (7.11m x 3.66m) Rear and side aspect upvc double glazed windows, matching range of eye and base level units incorporating roll edged work surfaces with inset one and quarter bowl sink unit with mixer tap. Built in four ring gas hob below extractor hood, built in fan assisted double oven, integrated dishwasher, plumbing and space for washing machine, space for upright fridge/freezer. Space suitable for dining table and chairs, radiator, doors to conservatory and double garage, laminate floor, smooth finish ceiling.

### CONSERVATORY

14' 0" x 10' 4" (4.27m x 3.15m) Rear aspect twin opening upvc double glazed doors to garden, upvc double glazed windows to rear and side, radiator, tiled floor, smooth finish ceiling with inset lighting.

## FIRST FLOOR

### LANDING

Rear aspect upvc double glazed window, doors to all four bedrooms and bathroom, built in airing cupboard housing hot water cylinder with slatted shelving above, access to loft space via hatch, textured ceiling.

### BEDROOM ONE

13' 10" x 12' 0" (4.22m x 3.66m) Side aspect upvc double glazed window, radiator, door to ensuite, textured ceiling.

### ENSUITE

Side aspect upvc opaque double glazed window, four piece suite comprising low level wc, vanity inset wash hand basin with storage cupboard below, corner bath with mixer tap and shower attachment, shower cubicle with sliding doors. Radiator, vinyl flooring, fully tiled walls, textured ceiling.

### BEDROOM TWO

12' 10" x 9' 9" (3.91m x 2.97m) Front aspect upvc double glazed window, radiator, textured ceiling.

### BEDROOM THREE

12' 0" x 9' 2" (3.66m x 2.79m) Front aspect upvc double glazed window, radiator, textured ceiling.

### BEDROOM FOUR

9' 10" x 7' 0" (3.00m x 2.13m) Front aspect upvc double glazed window, radiator, textured ceiling.

### BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, corner bath with mixer tap and shower attachment. Radiator, vinyl flooring, half tiled walls, textured ceiling.

### DOUBLE GARAGE

16' 3" x 16' 2" (4.95m x 4.93m) Front aspect twin up and over doors, rear aspect upvc opaque double glazed windows, side aspect upvc double glazed door to garden. Wall mounted replacement gas central heating boiler, work top with sink unit, power and light, eave storage space, door to kitchen.

### REAR GARDEN

Block paved terrace with space suitable for outdoor table and chairs leading to the remainder of garden which is laid to lawn with well stocked flower and shrub shaped borders. Further block paved area to side suitable for shed and bin storage, outside water tap and lighting, fully enclosed via wood fencing with pedestrian gate to front 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.

