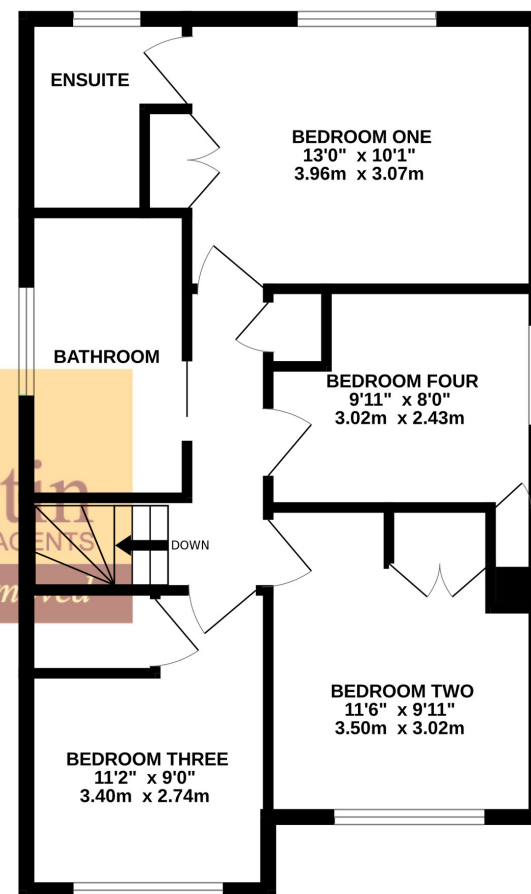
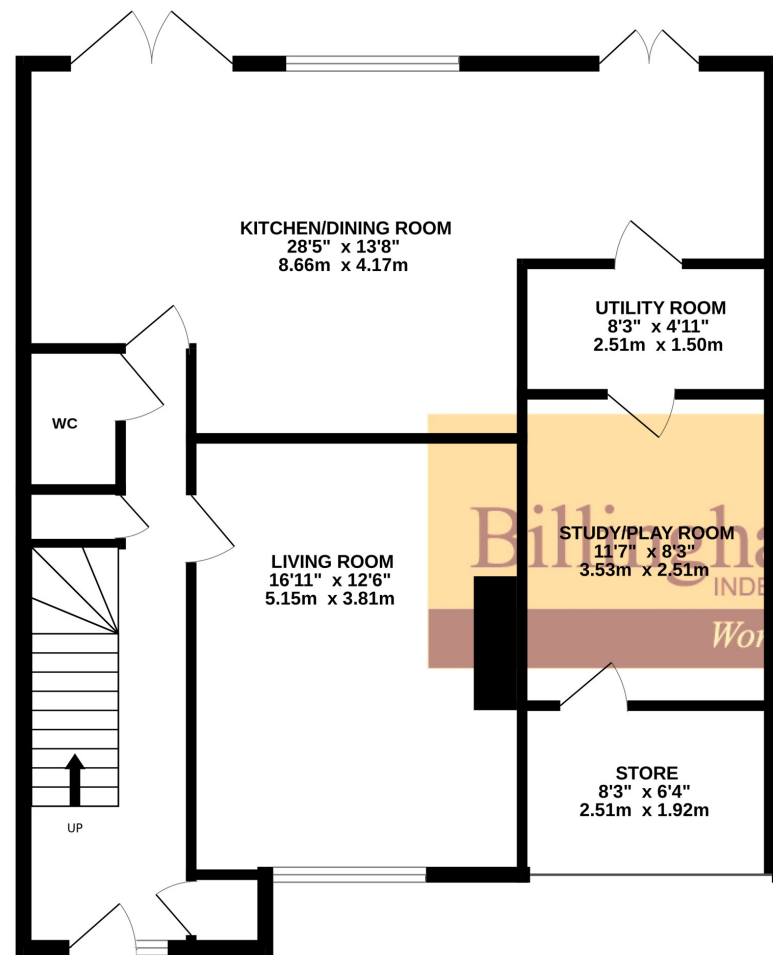


GROUND FLOOR

1ST FLOOR



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10 Manor Road

Farnborough, Hampshire GU14 7EU

£650,000 Freehold

A superbly presented and much improved four bedroom family home situated in a sought after location in South Farnborough within easy reach of King George Vth Playing Fields, local shops, revered schools and colleges. Accommodation comprises entrance hall, cloakroom, living room, stunning 28ft kitchen/dining room, utility, study/playroom, four bedrooms, refitted bathroom, ensuite. Features include generous block paved driveway giving off road parking, south facing landscaped rear garden extending 60ft with full width stone terrace and timber built cabin to rear. Energy Efficiency Rating 'D'

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 insert with matching side panel, stairway to first floor landing with storage cupboard below, radiator. Doors to cloakroom, living room, refitted kitchen/dining room, built in storage cupboard with shelving suitable for shoes, wall mounted central heating control, smooth finish ceiling with coving.

CLOAKROOM

Two piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below. Radiator, fully tiled walls, tiled floor, extractor fan, textured ceiling with coving.

LIVING ROOM

16' 11" x 12' 6" (5.16m x 3.81m) Front aspect upvc double glazed window, radiator, feature electric fireplace, sky feed, wall light points, smooth finish ceiling with coving.

REFITTED KITCHEN/DINING ROOM

28' 5" x 13' 8" (8.66m x 4.17m) Rear aspect upvc double glazed window and two sets of upvc double glazed twin opening doors to terrace. Extensive matching range of eye and base level units featuring square edged worktops with inset composite one and a quarter bowl sink unit with flexible mixer tap. Central island/breakfast bar with inset induction hob, built in electric fan assisted oven and grill, integrated full height fridge and freezer, integrated dishwasher, part tiled walls. Space suitable for dining table and chairs, upright designer radiators, door to utility, tiled flooring, smooth finish ceiling with feature pendant lighting and inset downlighters lighting.

UTILITY ROOM

8' 3" x 4' 11" (2.51m x 1.50m) 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, space for tumble dryer, fully tiled walls, door to study/playroom, tiled floor, textured ceiling with coving.

STUDY/PLAYROOM

11' 7" x 8' 3" (3.53m x 2.51m) This space has been converted at the back of the garage with a separate door through to the remaining storage area.

FIRST FLOOR

LANDING

Doors to all four bedrooms and refitted bathroom, radiator, cupboard housing hot water cylinder with shelving above, hinged hatch to part boarded loft space with fitted ladder and light, textured ceiling with coving.

BEDROOM ONE

13' 0" x 10' 1" (3.96m x 3.07m) Rear aspect upvc double glazed window, radiator, built in double wardrobe with hanging rails, door to refitted ensuite, smooth finish ceiling with coving.

REFITTED ENSUITE

Rear aspect upvc opaque double glazed window, three piece suite comprising cistem enclosed wc, vanity inset wash hand basin with mixer tap and storage below, double shower enclosure with glass sliding doors. Heated towel rail, extractor, part tiled walls, tiled floor, smooth finish ceiling.

BEDROOM TWO

11' 6" x 9' 11" (3.51m x 3.02m) Front aspect upvc double glazed window, radiator, built in double wardrobe with shelving, fitted shelving, textured ceiling with coving.

BEDROOM THREE

11' 2" x 9' 0" (3.40m x 2.74m) Front aspect upvc double glazed window, radiator, bulkhead storage cupboard with hanging rail and shelving, textured ceiling with coving.

BEDROOM FOUR

9' 11" x 8' 0" (3.02m x 2.44m) Side aspect upvc double glazed window, radiator, built in single wardrobe with hanging rail and shelving, textured ceiling with coving.

REFITTED BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising cistem enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below, bath with mixer tap and duel head shower over. Part tiled walls, heated towel rail, extractor, smooth finish ceiling with inset downlighters lighting.

REAR GARDEN

Full width stone terraced offering generous space for outdoor dining/entertaining with steps leading onto area of artificial lawn, with large timber built cabin with power and light, two storage sheds to rear. The garden extends approx. 60ft and enjoys a private southerly aspect with panel fencing to sides and rear with gate giving pedestrian access to front.

STORE

8' 3" x 6' 4" (2.51m x 1.93m) Front aspect up and over door, power and light, door through to study/Playroom. Easley converted back to having full use of garage.

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.

