



54 Cheyne Way

Farnborough, Hampshire GU14 8RZ

£400,000 Freehold

An extended four bedroom semi detached family home in need of updating situated within easy reach of local schools, shops and playing fields. Accommodation comprises entrance hall, living/dining room, family room, kitchen, utility room, sun room, four bedrooms, bathroom, separate wc. Features to note include private 70ft south/east facing rear garden, garage, carport and driveway parking. Energy Efficiency Rating 'E'

GROUND FLOOR

COVERED ENTRANCE

Courtesy light.

ENTRANCE HALL

Front aspect upvc multi-point locking door with opaque double glazed inserts, adjacent upvc opaque double glazed window, doors to living/dining room and kitchen. Stairway to first floor with storage cupboard below housing gas meter and consumer unit, radiator, telephone point, textured ceiling.

LIVING/DINING ROOM

21' 0" x 13' 11" (6.39m x 4.25m) max. Front aspect upvc double glazed window, gas fire with tiled surround, two radiators, archway to family room, textured ceiling.

FAMILY ROOM

12' 2" x 8' 8" (3.70m x 2.65m) Rear aspect double glazed sliding patio doors to terrace, radiator, archway to utility room, textured ceiling.

KITCHEN

11' 1" x 9' 2" (3.38m x 2.79m) max. Side aspect upvc double glazed window, matching range of eye and base level units incorporating complementary roll edged work surfaces with inset stainless steel sink unit. Built in four ring gas hob, space for appliances, larder cupboard, part tiled walls, archway to utility room, textured ceiling.

UTILITY ROOM

11' 1" x 7' 9" (3.38m x 2.36m) Side aspect upvc double glazed window and door giving access to car port, roll edged work surface with plumbing and space for washing machine and dishwasher below, double glazed sliding doors to sun room, textured ceiling.

SUN ROOM

10' 2" x 8' 7" (3.09m x 2.62m) Fully glazed with door to garden, vinyl floor.

FIRST FLOOR

LANDING

Side aspect upvc opaque double glazed window, stairway to second floor, doors to bedrooms one, three and four, bathroom and separate wc, textured ceiling.

BEDROOM ONE

12' 0" x 11' 10" (3.66m x 3.61m) Front aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM THREE

12' 0" x 8' 10" (3.65m x 2.69m) Rear aspect upvc double glazed window, radiator, wall mounted central heating boiler, airing cupboard housing hot water cylinder with shelving above, textured ceiling.

BEDROOM FOUR

8' 7" x 8' 1" (2.62m x 2.46m) Front aspect upvc double glazed window, radiator, textured ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, pedestal mounted wash hand basin, panel enclosed bath with mixer tap and shower attachment, part tiled walls, radiator, smooth finish ceiling.

SEPARATE WC

Rear aspect upvc opaque double glazed window, low level wc, smooth finish ceiling.

SECOND FLOOR

UPPER LANDING

Door to bedroom two, textured ceiling.

BEDROOM TWO

18' 6" x 11' 9" (5.64m x 3.59m) max. including area of reduced head height. Rear aspect upvc double glazed windows, radiator, built in cupboard housing radiator water tank, door to eave storage space housing water tank, textured ceiling,

REAR GARDEN

70ft south/east facing garden which is mainly laid to lawn with shaped boarders, mature trees to rear, green house, timber built summer house, outside light, power point and water tap. Fully enclosed via wood panel fencing with twin opening gates to driveway.

GARAGE

Front aspect up and over door, rear and side aspect windows, doorway to garden.

AGENTS NOTE

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