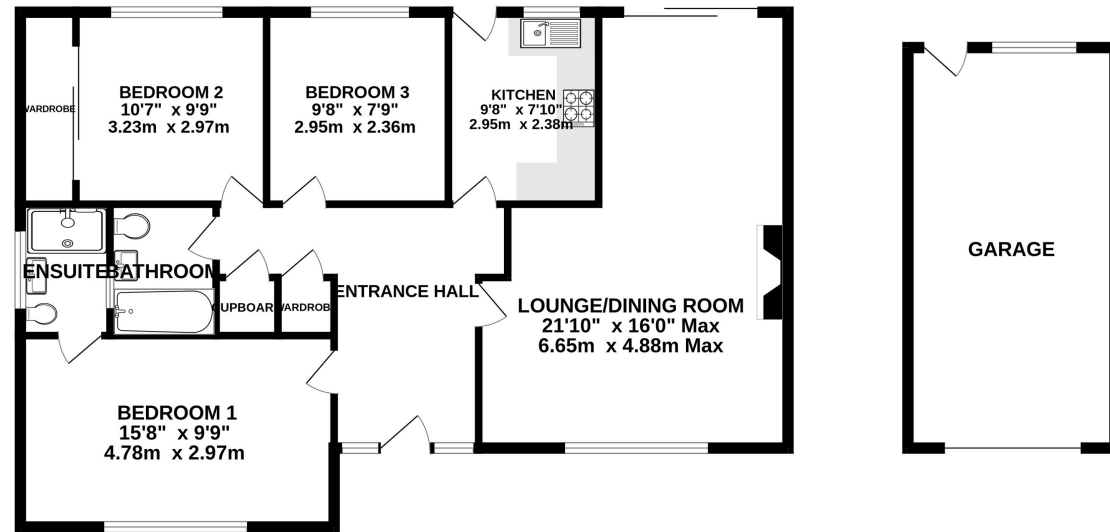


106 Sunnybank Road Farnborough, GU14 9NG



GROUND FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 62024



£495,000 Freehold



- Detached bungalow
- Double aspect lounge/dining room
- Secluded corner plot
- Off road parking for several vehicles
- Garage

- Three bedrooms
- Individually constructed
- Good sized reception hall
- Gas fired central heating by radiators
- No onward chain

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



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The Property

An individually constructed three bedroom detached bungalow situated on a secluded corner plot measuring approximately 108 ft wide x 63 ft deep, with no onward chain. The bungalow offers bright and airy accommodation including a good size reception hall, a double aspect L-shaped lounge/dining room with a feature ornamental stone fireplace and sliding patio doors leading to the rear garden. Two of the three bedrooms have fitted wardrobes and bedroom 1 has an en suite shower room. The kitchen is comprehensively fitted with a range of light wood coloured units including a built-in oven, hob and fridge, with access to the rear garden. There is a family bathroom. Outside there is a good sized corner plot garden with a garage as well as ample off road parking for several vehicles. The property benefits from gas fired central heating by radiators and an internal inspection is strongly recommended.

EPC: D

Council Tax band D: £2,110.28

Location

This charming detached bungalow is tucked away in a secluded location and convenient for local shops and schools, together with access to the M3 motorway, the A331 and Farnborough town centre. Farnborough Main railway station to Waterloo is approximately 1.3 miles away, and Farnborough North railway station, giving access to Reading and Gatwick, is just under 2 miles away.