



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.
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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.



26 Wisley Gardens

Farnborough, Hampshire GU14 0RS

£535,000 Freehold

A well presented four bedroom detached family home enjoying a superior position within the 'Broadmead' development of Southwood backing onto Southwood Country Park offering easy access to a range of amenities including a choice of restaurants/pubs, Voyager Centre for Health, Nuffield Fitness and Wellbeing Gym, Morrisons Supermarket, schools and open playing fields. Accommodation comprises entrance hall, living room, dining room, refitted kitchen, utility room, cloakroom, four bedrooms, refitted ensuite, bathroom. Features to note include private south facing rear garden, double width block paved driveway parking and integral garage. Energy Efficiency Rating 'D'.

GROUND FLOOR

COVERED ENTRANCE

Courtesy light, outside power point.

ENTRANCE HALL

Front aspect composite door with opaque double glazed insert and matching side panel, door to living room, stairway to first floor landing, thermostat, radiator, laminate flooring, textured ceiling with coving.

LIVING ROOM

16' 2" x 11' 8" (4.93m x 3.56m)max. Front aspect upvc double glazed window, wall light points, two radiators, Cable point, twin opening doors to dining room, laminate flooring, textured ceiling with coving.

DINING ROOM

9' 9" x 9' 0" (2.97m x 2.74m) Rear aspect upvc double glazed twin opening doors to terrace, radiator, space suitable for table and chairs, door to refitted kitchen, laminate flooring, textured ceiling with coving.

REFITTED KITCHEN

10' 10" x 9' 8" (3.30m x 2.95m)max. Rear aspect upvc double glazed window, matching range of eye and base level units incorporating square edged work surfaces with inset one and a quarter bowl stainless steel sink unit with mixer tap. Built in four ring gas hob with extractor hood above and fan assisted electric oven below, integrated dishwasher, space for fridge/freezer, part tiled walls, door to utility, under stairs storage cupboard, tiled flooring, smooth finish ceiling with inset lighting.

UTILITY

5' 1" x 4' 10" (1.55m x 1.47m) Side aspect composite door with opaque double glazed insert, wall mounted gas central heating boiler, square edged work surface with plumbing and space below for washing machine and tumble dryer, door to cloakroom, tiled floor, smooth finish ceiling.

CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted wash hand basin with mixer tap. Storage cabinet, radiator, tiled floor, smooth finish ceiling.

FIRST FLOOR

LANDING

Doors to all four bedrooms and bathroom, access to part boarded loft space via hatch, textured ceiling with coving.

BEDROOM ONE

15' 2" x 14' 0" (4.62m x 4.27m)max. Front aspect upvc double glazed windows, range of fitted wardrobes offering extensive storage over hanging rails and shelving, further built in storage cupboard, Cable point, radiator, door to refitted ensuite, textured ceiling with coving.

REFITTED ENSUITE

Front aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash hand basin with mixer tap and drawer storage below, double shower enclosure with sliding glass door. Mainly tiled walls, radiator, tiled floor, smooth finish ceiling with inset lighting and extractor fan.

BEDROOM TWO

11' 3" x 8' 11" (3.43m x 2.72m) Rear aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM THREE

10' 6" x 7' 0" (3.20m x 2.13m)max. Rear aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM FOUR

7' 6" x 7' 5" (2.29m x 2.26m) Rear aspect upvc double glazed window, radiator, textured ceiling with coving.

BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin, panel enclosed bath with mixer tap and shower attachment. Airing cupboard housing hot water cylinder with shelving above, part tiled walls, radiator, extractor fan, textured ceiling.

INTEGRAL GARAGE

Front aspect up and over door, wall mounted consumer unit, power and light.

REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs leading onto mainly laid to lawn garden with shaped borders, timber built shed to rear, outside light and tap. The south facing garden garden enjoys a private aspect to the rear backing onto Southwood Country Park and is fully enclosed via wood panel fencing with pedestrian gate to front.

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.

