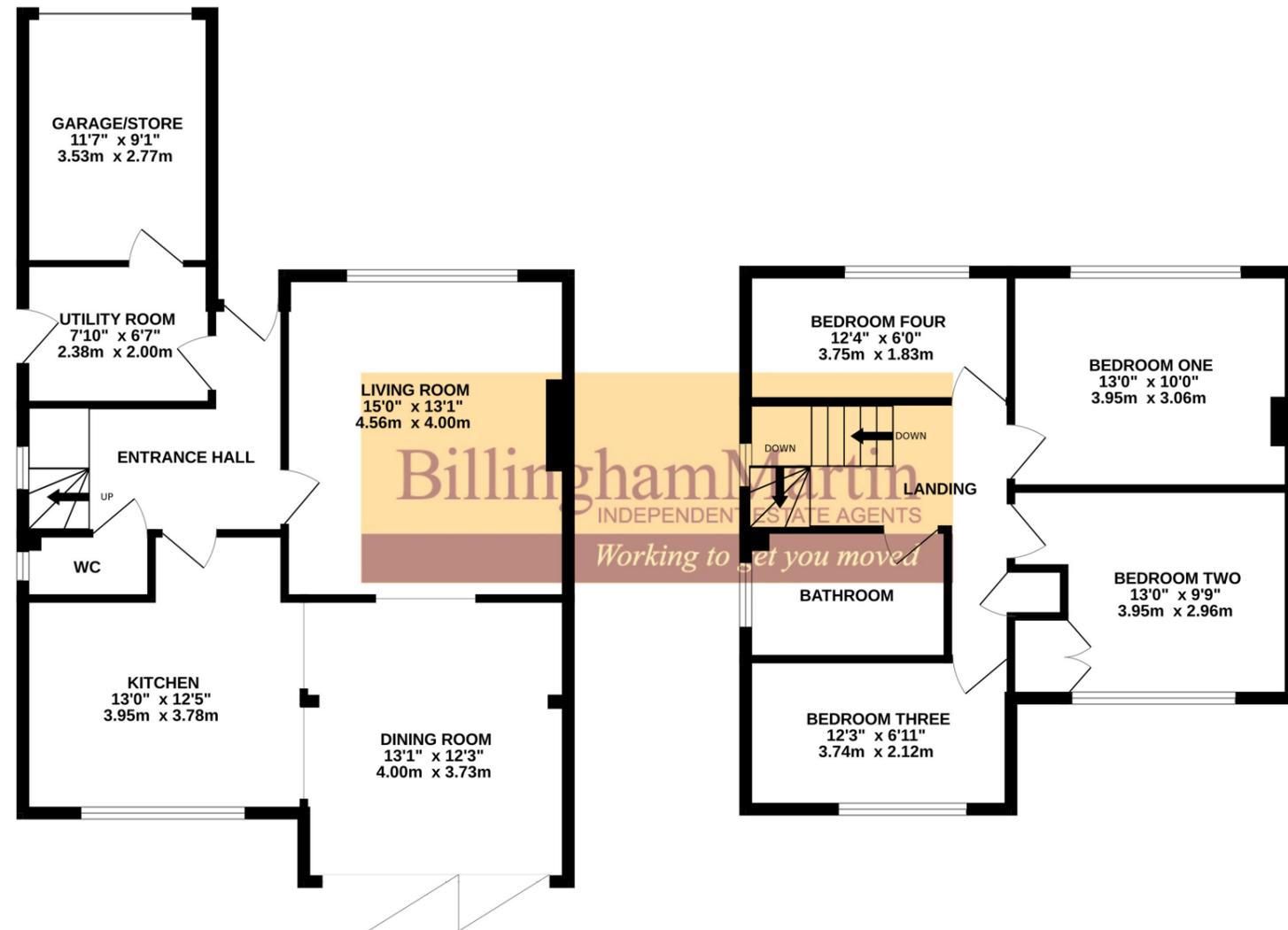


GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (123.0 sq.m.) approx.  
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## 1 Lakeside Gardens

Farnborough, Hampshire GU14 9JG

£525,000 Freehold

A well presented four bedroom semi-detached family home boasting a cul-de-sac location within easy reach of local schools and shops as well as Hawley Woods. Accommodation comprises entrance hall, cloakroom, living room, open plan kitchen and dining room, utility room, four bedrooms, bathroom. Features include 'Ohme Home Pro' EV Charger, off road parking for two/three cars, replacement gas central heating combination boiler and garage/store with security roller door. EER 'tbc'

## GROUND FLOOR

### ENTRANCE HALL

Front aspect multi-point locking upvc door with decorative opaque double glazed insert, doors to living room, kitchen, cloakroom and utility room, returning staircase to first floor with storage cupboard below, luxury vinyl flooring, radiator, smooth finish ceiling with coving.

### CLOAKROOM

Side aspect upvc opaque double glazed window two piece suite comprising low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below. Fully tiled walls, heated chrome towel rail, luxury vinyl flooring, wall light point, smooth finish ceiling.

### LIVING ROOM

4.56m x 4m (15' 0" x 13' 1") Front aspect upvc double glazed window, chimney with fireplace recess and tiled hearth, concealed cabling for wall mounted television, radiator, textured and coved ceiling, double width doorway to dining room.

### DINING ROOM

4m x 3.73m (13' 1" x 12' 3") Rear aspect tri-fold upvc double glazed doors, radiator, luxury vinyl flooring, smooth finish ceiling with coving, open plan to kitchen.

### KITCHEN

3.95m x 3.78m (13' 0" x 12' 5") max. Rear aspect upvc double glazed window, matching range of eye and base level units, granite effect work surfaces with inset one and a third bowl single drainer stainless steel sink unit with mixer tap, tiled splashbacks. Built in four zone induction hob below extractor hood, built in fan assisted oven with grill, built in microwave, integrated dishwasher, space for fridge/freezer. Open plan to dining room with luxury vinyl flooring and smooth finish ceiling with coving.

### UTILITY ROOM

2.38m x 2m (7' 10" x 6' 7") Side aspect upvc half double glazed door, fitted work surface with base level cabinets and plumbing and space for washing machine below, space for fridge/freezer, cabinets housing gas meter and electrical consumer unit, luxury vinyl flooring, smooth finish ceiling, door to garage.

### GARAGE/STORE

3.53m x 2.77m (11' 7" x 9' 1") Front aspect automated security roller door, power and light.

## FIRST FLOOR

### LANDING

Side aspect upvc opaque double glazed window, doors to bedrooms and bathroom, built in linen cupboard with slatted shelving, smooth finish ceiling with coving and hinged hatch giving access to part boarded loft space with ladder and light housing replacement gas central heating combination boiler.

### BEDROOM ONE

3.95m x 3.06m (13' 0" x 10' 0") Front aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

### BEDROOM TWO

3.95m x 2.96m (13' 0" x 9' 9") max into recess. Rear aspect upvc double glazed window, built in double wardrobe, radiator, smooth finish ceiling with coving.

### BEDROOM THREE

3.74m x 2.12m (12' 3" x 6' 11") Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

### BEDROOM FOUR

3.75m x 1.83m (12' 4" x 6' 0") Front aspect upvc double glazed window, radiator, Cable point, laminate flooring, smooth finish ceiling with coving.

### BATHROOM

Side aspect upvc opaque double glazed window, refitted four piece suite comprising low level wc, vanity unit inset wash basin with mixer tap and dual storage drawers below, panel enclosed bath with mixer tap, shower cubicle with fitted dual head thermostatic shower. Part tiled walls, laminate flooring, shaver point, smooth finish ceiling with coving.

### REAR GARDEN

Mainly laid to lawn garden being panel fence enclosed with pedestrian gate giving access to side with pathway leading to front with further pedestrian gate, outside tap and power points.

### FRONT OF PROPERTY

Shingled driveway giving off road parking for 2/3 vehicles, 'Ohme Home Pro' EV charger, courtesy lighting, outside power point, pedestrian gate to side.

### 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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

