



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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.



## 1 Riverside Close

Farnborough, Hampshire GU14 8QT

£400,000 Freehold

A two bedroom semi-detached bungalow situated in a sought after cul-de-sac location within the popular West Heath Development offered for sale with no onward chain. Accommodation comprises entrance hall, two bedrooms, shower room, living/dining room, kitchen, lean-to, garage with automated up and over door. Features include south facing rear garden, replacement gas central heating combination boiler, off road parking and potential for extension/loft conversion (stp). EER D

## GROUND FLOOR

### COVERED PORCH

Tiled step, courtesy light.

### ENTRANCE HALL

Side aspect upvc opaque double glazed door, radiator, doors to bedrooms, shower room and living/dining room, digital thermostat heating control, textured and coved ceiling, access to loft space via hatch with fitted ladder.

### BEDROOM ONE

4.12m x 3.04m (13' 6" x 10' 0") Front aspect upvc double glazed bow window, radiator, textured and coved ceiling.

### BEDROOM TWO

2.84m x 2.58m (9' 4" x 8' 6") Front aspect upvc double glazed window, radiator, fitted triple wardrobe offering storage over hanging rail and shelf with mirror fronted doors, textured and coved ceiling.

### SHOWER ROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap, corner shower cubicle with fitted shower and tray. Airing cupboard housing replacement 'Worcester' gas central heating combination boiler, tiled walls, radiator, mirror fronted cabinet, textured and coved ceiling.

### LIVING/DINING ROOM

5.28m x 3.55m (17' 4" x 11' 8") Rear aspect upvc double glazed window and door giving views and access into garden, two radiators, four wall lights, door to kitchen, textured and coved ceiling.

### KITCHEN

3.79m x 2.03m (12' 5" x 6' 8") Rear aspect upvc double glazed window, side aspect glazed window and opaque glazed door to lean-to, range of eye and base level units with fitted worksurfaces and inset one and a third bowl stainless steel sink unit with mixer tap. Built in four ring ceramic hob and fan assisted oven with grill below concealed extractor, integrated fridge and freezer, under counter washing machine. Built in shelved larder housing meters and consumer unit, tiled splashbacks, telephone point, radiator, textured ceiling.

### LEAN-TO

2.97m x 1.94m (9' 9" x 6' 4") Side and rear aspect upvc double glazed windows, front aspect upvc opaque double glazed windows and door, polycarbonate roof, power and light.

### GARAGE

5.29m x 2.57m (17' 4" x 8' 5") Front aspect automated up and over door, power and light, pedestrian door to side, glazed windows to rear.

### SIDE AND REAR GARDEN

Paved courtyard between lean-to and garage with pedestrian gate giving access to front, paving extending to side and onto rear terrace with timber pergola featuring established climbing vines overlooking mainly laid to lawn garden with well stocked elevated beds to side and timber built shed to rear. The garden extends approx. 40ft and boasts a south facing aspect and is enclosed by panel fencing to sides and rear with shrub and herbaceous borders, outside tap.

### 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.

