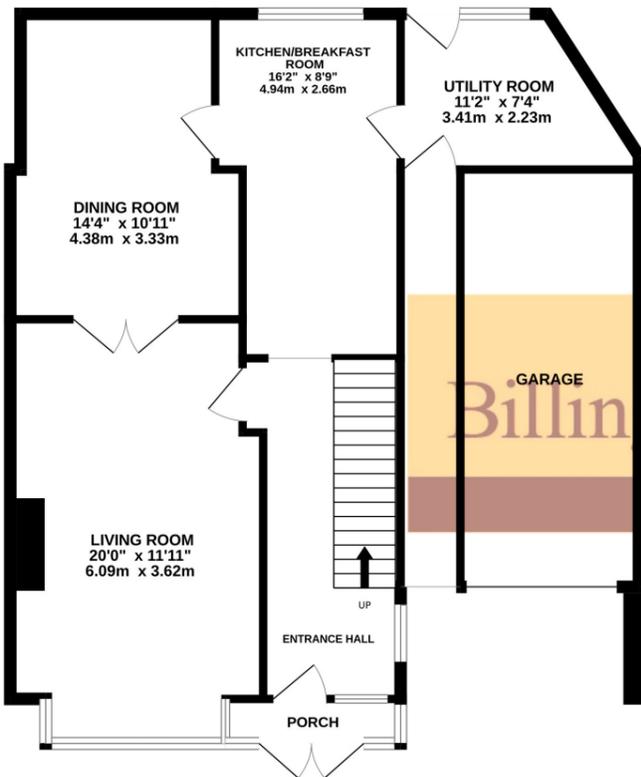
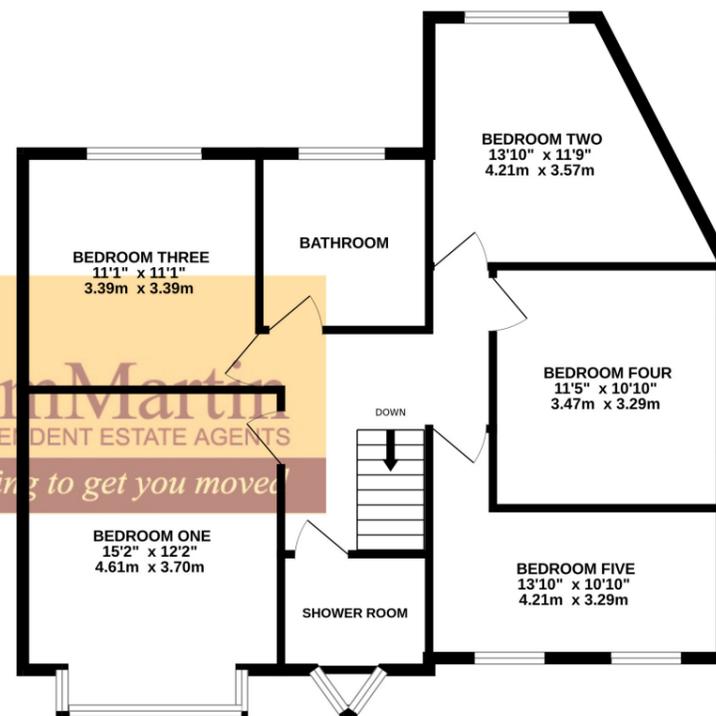


GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



FIRST FLOOR
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 1772 sq.ft. (164.6 sq.m.) approx.
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2 The Grove

Farnborough, Hampshire GU14 6QR

£620,000 Freehold

A five bedroom detached family home situated in a sought after location within easy reach of local amenities and revered schools enjoying views across the popular King George Vth Playing Fields. The generous accommodation comprises porch, entrance hall, living room, kitchen/breakfast room, utility room, dining room, five double bedrooms, bathroom, shower room. Features to note include 100ft south facing rear garden and driveway parking for three vehicles and integral garage. Viewings are strictly by prior appointment, EER 'C'.

GROUND FLOOR

PORCH

Front aspect upvc double glazed twin opening doors, front and side aspect upvc double glazed windows, tiled flooring, hardwood door to entrance hall.

ENTRANCE HALL

Front aspect hard wood door, front and side aspect stained glass windows, stairs to first floor with storage cupboard and recess below, radiator, door to living room, doorway to kitchen/breakfast room, wall mounted heating control, laminate flooring, smooth finish ceiling.

LIVING ROOM

20' 0" x 11' 11" (6.10m x 3.63m) max into bay. Front aspect double glazed bay window, radiator, feature fireplace with timber surround and marble insert, Cable point, twin opening doors to dining room, picture rails, wall light points, smooth finish ceiling with coving.

KITCHEN/BREAKFAST ROOM

16' 2" x 8' 9" (4.93m x 2.67m)max. Rear aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with one and a quarter bowl stainless steel sink unit with mixer tap. Built in four ring gas hob below extractor hood, electric fan assisted double oven , part tiled walls, space suitable for table and chairs, radiator, doors to utility room and dining room, smooth finish ceiling.

UTILITY ROOM

11' 2" x 7' 4" (3.40m x 2.24m)max. Rear aspect upvc double glazed window and door to garden, front aspect part glazed door to covered passage leading to driveway. Matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl single drainer sink unit with mixer tap. Plumbing and space for washing machine and tumble dryer, space for American style fridge/freezer, part tiled walls, radiator, tiled flooring, smooth finish ceiling.

DINING ROOM

14' 4" x 10' 11" (4.37m x 3.33m)max. Rear aspect double glazed sliding patio doors to garden, space suitable for dining table and chairs, twin opening doors to living room, laminate flooring, smooth finish ceiling.

FIRST FLOOR

LANDING

Doors to all five bedrooms, bathroom and shower room, smooth finish ceiling.

BEDROOM ONE

15' 2" x 12' 2" (4.62m x 3.71m)max into bay. Front aspect upvc double glazed bay window, radiator, range of fitted wardrobes with hanging rails and shelving, picture rails, textured ceiling.

BEDROOM TWO

13' 10" x 11' 9" (4.22m x 3.58m) max. Rear aspect upvc double glazed window, radiator, fitted wardrobes with hanging rails and shelving, laminate flooring, smooth finish ceiling.

BEDROOM THREE

11' 1" x 11' 1" (3.38m x 3.38m) Rear aspect upvc double glazed window, radiator, fitted cupboard housing hot water cylinder with shelving above, laminate flooring, fitted wooden ladder giving access to boarded loft space.

BEDROOM FOUR

11' 5" x 10' 10" (3.48m x 3.30m) Side aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM FIVE

13' 10" x 10' 10" (4.22m x 3.30m)max. Front aspect upvc double glazed windows, radiator, smooth finish ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin, panel enclosed bath with mixer tap. Fully tiled walls, radiator, smooth finish ceiling with inset lighting.

SHOWER ROOM

Front aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, shower cubicle. Part tiled walls, radiator, wood clad ceiling with inset lighting.

INTEGRAL GARAGE

Front aspect up and over door, power and light, wall mounted gas central heating boiler.

REAR GARDEN

South facing garden extending approximately 100ft, being mainly laid to lawn with paved terrace offering space suitable for outdoor table and chairs, panel fence enclosed to sides and rear,

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.

