



15 Highgate Lane

FARNBOROUGH, Hampshire GU14 8AE

£550,000 Freehold

An extended three bedroom character detached home enjoying a non estate location within easy reach of Farnborough North and Main stations as well as a range of local amenities including schools and Farnborough Sixth Form College. Accommodation comprises porch, entrance hall, cloakroom, living/dining room, kitchen/breakfast room, utility room, three bedrooms, bathroom. Features include open fireplace in living room, southerly aspect 80ft rear garden, off road parking for four cars and garage. EER 'C'

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.

GROUND FLOOR

PORCH

Glazed windows to front and side, tiled floor, courtesy light.

ENTRANCE HALL

Front aspect hardwood door with opaque glazed inserts and opaque glazed windows to sides, stairway to first floor landing with storage cupboards below, doors to cloakroom and living/dining room, telephone point, radiator, laminate flooring, picture ledges, smooth finish ceiling.

CLOAKROOM

Side aspect opaque double glazed window, low level wc, wall mounted wash basin with mixer tap, tiled splashback, heated chrome towel rail, extractor, vinyl tiled floor, smooth finish ceiling with inset downlighters and sensor.

LIVING/DINING ROOM

7.80m x 3.49m (25' 7" x 11' 5") max into bay. Front aspect upvc double glazed bay window with fitted blinds, fireplace recess with exposed brickwork, two radiator, display shelving, shelved storage cupboard, Cable point, twin opening glazed doors to kitchen/breakfast room, laminate flooring, picture rails, smooth finish ceiling.

KITCHEN/BREAKFAST ROOM

5.35m x 2.63m (17' 7" x 8' 8") Rear aspect upvc double glazed twin opening doors to terrace and upvc double glazed window, range of eye and base level units featuring low profile worktops with inset one and a third bowl sink unit with mixer tap. 'Smeg' dual fuel cooker with four ring gas hob and fan assisted oven and grill below matching upstand and 'Smeg' extractor hood, plumbing and space for dishwasher, tiled splashbacks. Wall mounted concealed 'Worcester' gas central heating combination boiler, squared archway to utility room, breakfast bar, space for table and chairs, vertical radiator, vinyl flooring , vaulted smooth finish ceiling with inset downlighters and twin double glazed 'Velux' roof windows.

UTILITY ROOM

2.62m x 2.03m (8' 7" x 6' 8") Side aspect upvc double glazed window and upvc half double glazed door, complementary units and low profile worktops and surface mounted wash basin with mixer tap, plumbing and space for washing machine, space for tumble dryer, space for fridge/freezer. Heated towel rail, tiled splashback, vinyl flooring, smooth finish ceiling with inset downlighters.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to bedrooms and bathroom, storage cupboard with hanging rail over bulkhead, picture rails, smooth finish ceiling with hinged hatch giving access to part boarded loft space with ladder and light.

BEDROOM ONE

3.48m x 3.21m (11' 5" x 10' 6") Front aspect upvc double glazed window, feature exposed floorboards, radiator, smooth finish ceiling.

BEDROOM TWO

3.49m x 3.21m (11' 5" x 10' 6") Rear aspect upvc double glazed window, radiator, picture rails, smooth finish ceiling.

BEDROOM THREE

2.13m x 1.88m (7' 0" x 6' 2") Front aspect upvc double glazed window, radiator, smooth finish ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, cistern enclosed wc, natural wood shelf with surface mounted wash basin and mixer tap, tiled enclosed bath with central taps, shower recess with fitted dual head thermostatic shower, flush fitted controls and floor drain. Heated chrome towel rail, tiled floor with underfloor heating, mainly tiled walls, extractor, smooth finish ceiling with downlighters.

OUTSIDE

REAR GARDEN

Terrace offering space for outdoor seating with courtesy lighting, water tap and external power socket leading onto the mainly laid to lawn garden featuring well stocked sleeper retained flower beds and steps to rear leading onto raised decked terrace offering further space for outdoor dining/entertaining. The established garden extends approx. 85ft and enjoys a southerly aspect with two large storage sheds to the rear.

DRIVEWAY AND PARKING

Gravelled driveway offering off road parking for three cars, twin opening gates giving access to further parking to side and garage.

GARAGE

Front aspect twin opening doors, windows to side and rear, pedestrian door to side, power and light.

AGENTS NOTE

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