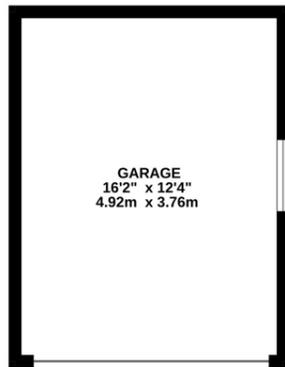
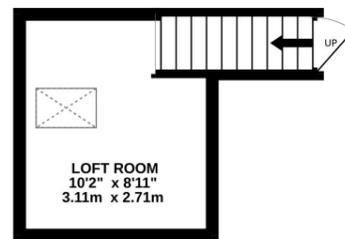


image with metropix ©2020

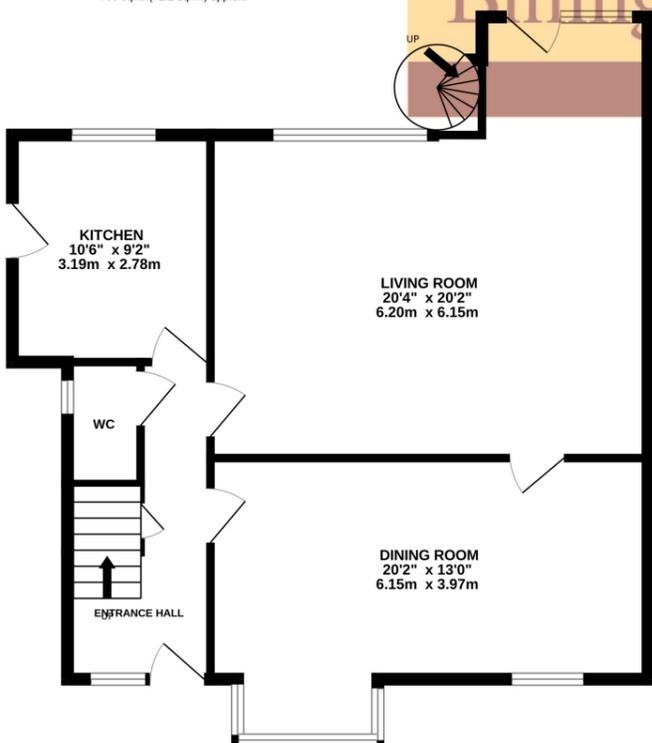
DETACHED GARAGE  
199 sq.ft. (18.5 sq.m.) approx.



2ND FLOOR  
104 sq.ft. (9.7 sq.m.) approx.

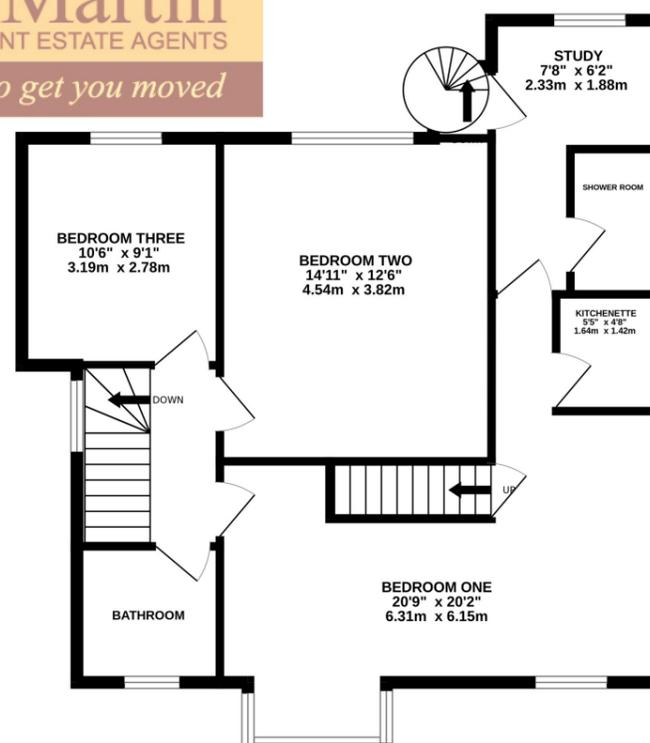


GROUND FLOOR  
766 sq.ft. (71.1 sq.m.) approx.



BillinghamMartin  
INDEPENDENT ESTATE AGENTS  
Working to get you moved

1ST FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



## 41 Netley Street

Farnborough, Hampshire GU14 6AH

£595,000 Freehold

A deceptively spacious and well presented three/four bedroom extended family home with annexe potential (stpp) situated in a sought after road enjoying easy access to local parks, schools and North Camp Village shops and amenities offered for sale with no onward chain. Accommodation comprises entrance hall, cloakroom, kitchen, 20ft living room, 20ft dining room, 20ft primary bedroom with kitchenette and shower room and study/dressing room, two further double bedrooms, bathroom, loft room. Features to note include ample driveway parking and detached garage, south facing private rear garden with external spiral staircase giving access to first floor. EER 'tbc'

## GROUND FLOOR

### COVERED ENTRANCE

Quarry tiled floor, courtesy lighting.

### ENTRANCE HALL

Front aspect hardwood door with decorative double glazed opaque insert with matching side window, radiator, staircase to first floor with storage cupboard below, doors to cloakroom, living room, dining room and kitchen, textured ceiling.

### CLOAKROOM

Side aspect opaque window, two piece suite comprising low level wc, wall mounted wash basin, laminate flooring, textured ceiling.

### KITCHEN

10' 6" x 9' 2" (3.20m x 2.79m) Rear aspect double glazed window, side aspect hardwood door to driveway, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl sink unit with mixer tap. Plumbing and space for washing machine and dishwasher, built in four ring electric hob with extractor fan above and electric double oven below, integrated fridge, wall mounted concealed replacement central heating gas boiler, part tiled walls, laminate flooring, textured ceiling.

### LIVING ROOM

20' 4" x 20' 2" (6.20m x 6.15m) max. Rear aspect double glazed windows and door to terrace, feature fire surround with electric insert, two radiators, door to dining room, textured ceiling with coving.

### DINING ROOM

20' 2" x 13' 0" (6.15m x 3.96m)max into bay. Front aspect double glazed bay window, front aspect window, feature fire surround with electric insert, radiator, door to living room, wall light point, textured ceiling.

### FIRST FLOOR

### LANDING

Side aspect opaque double glazed window, door to bedrooms and bathroom, hatch to loft space, textured ceiling.

### BEDROOM ONE

20' 9" x 20' 2" (6.32m x 6.15m)max. Front aspect double glazed bay window and double glazed window, radiator, doors to kitchenette, shower room and study, door to staircase leading to loft room, textured ceiling.

Note: This was previously two separate bedrooms, with access to rear which could be easily reinstated with a stud wall.

### KITCHENETTE

5' 5" x 4' 8" (1.65m x 1.42m) Matching range of eye and base level units incorporating roll edged work surfaces with inset stainless steel sink unit, space for fridge, part tiled walls, extractor fan, textured ceiling.

### SHOWER ROOM

Three piece suite comprising low level wc, wall mounted wash basin, tiled double shower cubicle, textured ceiling with extractor fan and inset lighting.

### STUDY/DRESSING ROOM

7' 8" x 6' 2" (2.34m x 1.88m) Rear aspect upvc double glazed window, side aspect upvc double glazed door to spiral staircase giving access, radiator, textured ceiling.

### LOFT ROOM

10' 2" x 8' 11" (3.10m x 2.72m)max. Side aspect double glazed 'Velux' window, access to eaves storage space, textured ceiling.

Note: This room has areas of restricted head height.

### BEDROOM TWO

14' 11" x 12' 6" (4.55m x 3.81m) Rear aspect double glazed window, radiator, extensive range of fitted wardrobes with hanging rails and shelving, textured ceiling.

### BEDROOM THREE

10' 6" x 9' 1" (3.20m x 2.77m) Rear aspect double glazed window, radiator, fitted cupboard housing hot water cylinder with slatted shelving, fitted single wardrobe with hanging rail and shelving, textured ceiling.

### BATHROOM

Front aspect opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin, panel enclosed bath with mixer tap and shower attachment. Radiator, fully tiled walls, textured ceiling.

## OUTSIDE

### REAR GARDEN

South facing private garden with a paved terrace suitable for outdoor table and chairs leading artificial grass lawn with well stocked shaped flower and shrub borders. Iron spiral staircase giving access to first floor, outside lighting and water tap, access to detached garage and driveway parking, wood panel fencing to sides and rear with gates to front.

### DETACHED GARAGE

16' 2" x 12' 4" (4.93m x 3.76m) Front aspect up and over door, side aspect window, power and light.

### AGENTS NOTE

The property has previously had permission for mixed use as accommodation and as a children's nursery and offers annexe potential (stpp) with direct first floor access to rear.

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.

