



505 sq.ft. (46.9 sq.m.) approx.

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TOTAL FLOOR AREA : 1009 sq.ft. (93.8 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.



44 Maple Avenue

FARNBOROUGH, Hampshire GU14 9UR

£450,000 Freehold

A deceptively spacious and beautifully presented three-bedroom family home, offering over 1,000 sq. ft. of modern living space, situated in the highly sought-after Guillemont Fields development, this impressive property boasts a superb open-plan ground floor, perfect for contemporary family life. Ideally located, it provides easy access to local schools, major commuter routes, and the picturesque Hawley Woods - an idyllic setting for outdoor activities such as running, cycling, and sailing. EER 'D'.

GROUND FLOOR

ENTRANCE HALL

Side aspect composite door with twin opaque double glazed inserts, fitted coir mat, doors to cloakroom and dining room, radiator, fitted cupboard for coats and shoe storage, laminate flooring, smooth finish ceiling with coving.

CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite in white comprising low level wc, pedestal mounted corner wash basin with mixer tap. Tiled splashback, radiator, laminate flooring, smooth finish ceiling.

DINING ROOM

5.27m x 3.34m (17' 3" x 10' 11") max. Rear aspect upvc double glazed twin opening doors to terrace, open plan to kitchen and living room, generous space for dining table and chairs, twin opening doors to understairs storage cupboard, vertical radiator, laminate flooring , smooth finish ceiling with coving

KITCHEN

5.07m x 1.92m (16' 8" x 6' 4") max. Front aspect upvc double glazed windows with fitted shutters, comprehensive range of eye and base level units incorporating butchers block effect roll edge work surfaces with inset one and a third bowl stainless steel sink unit with swan neck mixer tap. Built in four ring gas hob and fan assisted double oven with grill below extractor and brushed steel upstand, integrated fridge, freezer, dishwasher and washing machine. Wall mounted concealed replacement gas central heating boiler (December 2024), under unit lighting, tiled splashbacks, wall mounted consumer unit, laminate flooring, smooth finish ceiling with inset downlighters.

LIVING ROOM

4.45m x 2.94m (14' 7" x 9' 8") Front and rear aspect upvc double glazed windows with fitted shutters, radiator, cabinet housing meters, smooth finish ceiling with coving.

FIRST FLOOR

LANDING

Rear aspect upvc double glazed window, doors to bedrooms and family bathroom, built in airing cupboard housing cylinder tank and shower pump below slatted shelving, radiator, smooth finish ceiling with hinged hatch and fitted ladder giving access to loft space.

BEDROOM ONE

4.78m x 3.98m (15' 8" x 13' 1") max. Front and side aspect upvc double glazed windows, built in double wardrobe offering storage over hanging rail and shelf, radiator, smoot finish ceiling, door to ensuite.

ENSUITE

Three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, shower enclosure with fitted 'Aqualisa' thermostatic power shower, bi-folding door and tray. Tiled splashbacks, heated towel rail, shaver point, vinyl flooring, smooth finish ceiling with inset downlighters and extractor

BEDROOM TWO

4.52m x 2.99m (14' 10" x 9' 10") Front and rear aspect upvc double glazed windows, two radiators, smooth finish ceiling.

BEDROOM THREE

2.39m x 2.3m (7' 10" x 7' 7") Front aspect upvc double glazed window, radiator, smooth finish ceiling.

FAMILY BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite in white comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with mixer tap incorporating shower attachment. Fitted shower screen over bath, radiator, shaver point, vinyl flooring , smooth finish ceiling with inset downlighters and extractor.

REAR GARDEN

Full width paved terrace leading to sleeper retained area of lawn with shrub border, panel fence enclosed with pedestrian gate giving access to front, space to side for bins.

GARAGE AND DRIVEWAY

6.2m x 2.76m (20' 4" x 9' 1") With up and over door and driveway to front giving off road parking.

SELLERS COMMENT

Our home has given us many wonderful memories and has always had a warm, welcoming feel. The open-plan downstairs space has been perfect for hosting friends and family over the years, making gatherings both comfortable and enjoyable. The location has been ideal—set within a quiet, safe estate with fantastic neighbours, while also providing easy access to the beautiful surroundings of Hawley Woods and Fleet Pond for outdoor adventures. We truly hope the next owners find as much happiness here as we have

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.

