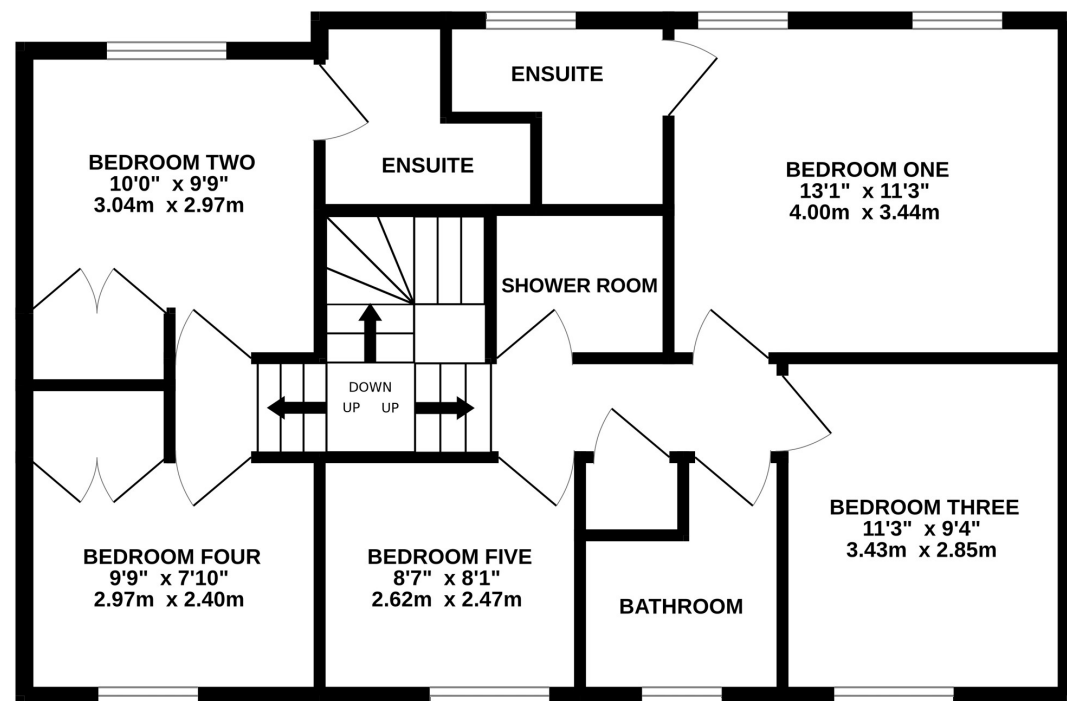


**BillinghamMartin**  
INDEPENDENT ESTATE AGENTS  
*Working to get you moved*



TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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.



## 3 Pierrefondes Avenue

Farnborough, Hampshire GU14 8NB

£650,000 Freehold

A versatile and spacious substantial five bedroom home situated on a tree lined avenue on the highly regarded 'Empress Park' development enjoying easy access to Farnborough Main Station, Sixth Form College, Queen Elizabeth Park and the areas main commuter routes. Accommodation comprises entrance hall, living room, dining room, superb kitchen/breakfast/family room, ground floor shower room, five bedrooms, two with ensuite shower rooms, further shower room and bathroom. Features include 140ft private established rear garden, ample off road parking to front and no onward chain. EER 'C'

## GROUND FLOOR

### STORM PORCH

Tiled step, sensor light.

### ENTRANCE HALL

Front aspect multi-point locking composite door with twin opaque double glazed inserts, fitted coir mat, doors to living room, dining room, kitchen/breakfast/family room and shower room, stairway to first floor, recess for coats and shoes, thermostat heating control, radiator, smooth finish ceiling.

### LIVING ROOM

4.52m x 3.80m (14' 10" x 12' 6") max. Front aspect upvc double glazed bay window, radiator, ethernet and Cable television connection points, smooth finish ceiling.

### SHOWER ROOM

Front aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, shower enclosure with thermostatic shower. Heated chrome towel rail, mirror fronted bathroom cabinet with courtesy light, shaver point, tiled splashbacks, tiled floor, extractor, smooth finish ceiling.

### DINING ROOM

4.52m x 3.41m (14' 10" x 11' 2") max. Rear aspect upvc double glazed window, radiator, ethernet and Cable television connection points, smooth finish ceiling.

### KITCHEN/BREAKFAST/FAMILY ROOM

6.5m x 6.3m (21' 4" x 20' 8") L-Shaped room measured to maximum dimensions. Front and rear aspect upvc double glazed windows, side aspect upvc opaque double glazed window, rear aspect upvc opaque double glazed door to terrace. Matching range of eye and base level units with granite effect work surfaces, complimentary upstands and inset stainless steel sink unit with mixer tap. Built in fan assisted double oven with grill, five ring touch screen ceramic hob with brushed steel splashback below extractor hood, integrated dishwasher, fridge and freezer. Breakfast bar, space suitable for sofa's and chairs, Cable point, low level door to understairs storage cupboard housing meters and consumer unit, 'Amtico' flooring in the kitchen area, smooth finish ceiling inset downlighters, doorway to utility.

### UTILITY

Plumbing and space for washing machine, space for vented tumble dryer, continuation of 'Amtico' flooring, extractor, smooth finish ceiling.

## FIRST FLOOR

### LANDING

Doors to bedrooms, shower room and bathroom, built in storage cupboard, smooth finish ceiling with two hatches giving access to part boarded loft space with power and light housing replacement 'Vaillant' gas central heating boiler and 'Santon Premier Plus' steel cylinder tank, double glazed roof window giving natural light

### BEDROOM ONE

4m x 3.44m (13' 1" x 11' 3") Front aspect upvc double glazed windows, radiator, ethernet and Cable television connection points, smooth finish ceiling, door to ensuite shower room.

### ENSUITE SHOWER ROOM

Front aspect upvc double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, double width shower enclosure with thermostatic shower. Heated chrome towel rail, mirror fronted bathroom cabinet with courtesy light, shaver point, tiled splashbacks, tiled floor, extractor, smooth finish ceiling.

### BEDROOM TWO

3.04m x 2.97m (10' 0" x 9' 9") Front aspect upvc double glazed window, built in double wardrobe offering storage over hanging rail and shelf, radiator, ethernet and Cable television connection points, smooth finish ceiling, door to ensuite shower room.

### ENSUITE SHOWER ROOM

Three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, shower cubicle with thermostatic shower. Heated chrome towel rail, mirror fronted bathroom cabinet with courtesy light, shaver point, tiled splashbacks, tiled floor, extractor, smooth finish ceiling.

### BEDROOM THREE

3.43m x 2.85m (11' 3" x 9' 4") Rear aspect upvc double glazed window, radiator, ethernet and Cable television connection point, smooth finish ceiling.

### BEDROOM FOUR

2.97m x 2.4m (9' 9" x 7' 10") Rear aspect upvc double glazed window, built in double wardrobe offering storage over hanging rail and shelf, radiator, ethernet and Cable television connection points, smooth finish ceiling.

### BEDROOM FIVE

2.62m x 2.47m (8' 7" x 8' 1") Rear aspect upvc double glazed window, radiator, ethernet and Cable television connection points, smooth finish ceiling.

### SHOWER ROOM

Three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, corner shower cubicle with thermostatic shower. Tiled splashbacks and floor, mirror fronted bathroom cabinet with courtesy light, shaver point, extractor, smooth finish ceiling

### BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, wall mounted wash basin with mixer tap, panel enclosed bath with mixer tap and thermostatic shower over. Shower screen, heated chrome towel rail, tiled walls, tiled floor, extractor, smooth finish ceiling.

## OUTSIDE

### REAR GARDEN

Generous paved terrace offering space for outdoor dining/entertaining with LED sensor light and water tap leading onto mainly laid to lawn garden being enclosed by a combination of fencing and natural borders interspersed with mature trees and shrubs. Feature lamppost light, timber built garden shed with power and light, further storage shed, paved terrace to rear with polycarbonate greenhouse. The established garden extends approximately 140ft with pedestrian gate to front giving access.

### FRONT OF PROPERTY

Established trees and shrubs offering a degree of seclusion, gravelled driveway giving off road parking for several vehicles, pedestrian gate to rear garden.

### 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.

