



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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.



## 58 Hanover Gardens

Farnborough, Hampshire GU14 9DU

£450,000 Freehold

A well presented extended three bedroom family home situated in a sought after non-estate cul-de-sac enjoying easy access to local schools, shops, playing fields as well as bus and commuter routes. Accommodation comprises entrance hall, living room, refitted kitchen/dining room, family room, cloakroom, three bedrooms, refitted bathroom. Features include driveway parking and garage to rear, private rear garden and a pleasant position overlooking a small green. EER 'tbc'

## GROUND FLOOR

### ENTRANCE HALL

Front aspect composite multi-point locking door with opaque double glazed insert, side aspect upvc double glazed window, door to living room, fitted cupboard with wall mounted central heating boiler, fitted base level cabinet with shelving above, textured ceiling.

### LIVING ROOM

15' 0" x 14' 4" (4.57m x 4.37m) Front aspect upvc double glazed bow window, radiator, stairway to first floor with storage cupboard below, Cable point, door to kitchen/dining room, textured ceiling.

### REFITTED KITCHEN/DINING ROOM

17' 3" x 12' 9" (5.26m x 3.89m) Rear aspect upvc double glazed window, matching range of eye and base level units incorporating granite worktops with inset 'Butler' style sink with mixer tap, built in four ring gas hob with electric oven below and extractor fan above. Plumbing and space for washing machine, integrated dishwasher, space for fridge/freezer, part tiled walls, doorway to lobby, open plan dining area, archway to family room, textured ceiling.

### FAMILY ROOM

11' 5" x 8' 4" (3.48m x 2.54m) Rear and side aspect upvc double glazed windows, radiator, vaulted smooth finish ceiling with inset lighting.

### REAR LOBBY

Side aspect upvc door with double glazed insert giving access to the side of the property, door to cloakroom, textured ceiling.

### CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below. Part tiled walls, textured ceiling.

## FIRST FLOOR

### LANDING

Side aspect upvc double glazed window, radiator, doors to all three bedrooms and refitted bathroom, cupboard housing hot water cylinder with slatted shelving above, textured ceiling with hinged hatch and fitted ladder giving access to part boarded loft space with light.

### BEDROOM ONE

14' 5" x 10' 0" (4.39m x 3.05m) Front aspect upvc double glazed window, radiator, extensive range of fitted bespoke wardrobes, drawers and book shelving, built in single wardrobe, textured ceiling.

### BEDROOM TWO

11' 4" x 11' 0" (3.45m x 3.35m) Rear aspect upvc double glazed window, radiator, built in single wardrobe, textured ceiling.

### BEDROOM THREE

11' 0" x 6' 11" (3.35m x 2.11m) Front aspect upvc double glazed window, radiator, bulkhead storage cupboard, textured ceiling.

### REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, countertop wash basin with mixer tap, panel enclosed p-shaped bath with mixer tap and shower over. Curved shower screen, chrome heated towel rail, fully tiled walls, tiled floor, smooth finish ceiling.

### PRIVATE REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs leading laid to lawn garden with shaped flower and shrub borders, two further paved seating terraces, outside light and water tap. Fully enclosed via brick walling and wood panel fencing and mature hedging, pedestrian access to garage and side gate to front.

### GARAGE AND DRIVEWAY

Front aspect side hinged doors with double glazed panels, side aspect door with double glazed panel giving access into rear garden, wall mounted electric heater, power and light.

### 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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

