



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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.



74 Sandy Lane

Farnborough, Hampshire GU14 9HJ

£435,000 Freehold

A delightfully individual 2/3 bedroom semi-detached character cottage situated within easy reach of local schools, shops, Hawley Woods and commuter routes. The versatile ground floor accommodation comprises entrance hall, living room, dining room, refitted kitchen, bedroom one/family room, bathroom, separate wc, with bedrooms two and three being on the first floor. Benefitting from off road parking to the front for two cars the property boasts a well planned and tended rear garden extending 65ft which enjoys a private aspect and offers a superb outdoor space for dining/entertaining. EER 'tbc'

GROUND FLOOR

ENTRANCE HALL

Front aspect multi-point locking composite door with twin decorative double glazed inserts, doors to w.c., bathroom, living room, dining room, bedroom one/family room, stairs to first floor, exposed floorboards, smooth finish ceiling with coving and hatch giving access to part boarded loft space with light.

LIVING ROOM

4.6m x 3.95m (15' 1" x 13' 0") max. Side aspect upvc double glazed window, rear aspect upvc double glazed doors to terrace, two radiators, exposed floorboards, squared archway to dining room, smooth finish ceiling with coving.

DINING ROOM

3.65m x 3.35m (12' 0" x 11' 0") Rear aspect upvc double glazed window, doors to kitchen and entrance hall, exposed floorboards, radiator, smooth finish ceiling with coving, door to understairs storage cupboard with fitted shelving and light.

REFITTED KITCHEN

4.67m x 2.15m (15' 4" x 7' 1") Side aspect upvc double glazed window, rear aspect upvc double glazed door to covered terrace, matching range of eye and base level units complemented by granite effect work tops with matching upstand and inset stainless steel sink unit with mixer tap. Built in appliances comprise touch screen induction hob with griddle and glass splashback below extractor, fan assisted 'Bosch' double oven with grill, microwave oven, integrated 'Bosch' dishwasher, 'Neff' washer/dryer, separate fridge, and freezer. Wall mounted concealed gas central heating boiler, tiled floor, smooth finish ceiling with inset downlighters.

BEDROOM ONE/FAMILY ROOM

3.89m x 3.65m (12' 9" x 12' 0") max. Front aspect upvc double glazed bay window with fitted shutters and radiators, decorative fireplace recess, smooth finish ceiling.

BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, panel enclosed bath with shower mixer tap. Airing cupboard with hot water cylinder tank and further storage cabinet over, radiator, tiled floor, part tiled walls, smooth finish ceiling with inset downlighters.

W.C.

Front aspect upvc opaque double glazed window, low level wc, radiator, exposed floorboards.

FIRST FLOOR

LANDING

Doors to bedrooms two and three, hatch giving access to part boarded loft space with ladder and light.

BEDROOM TWO

3.65m x 3.35m (12' 0" x 11' 0") Front aspect upvc double glazed window, radiator, recessed wardrobe, smooth finish ceiling.

BEDROOM THREE

3.65m x 3.35m (12' 0" x 11' 0") Rear aspect upvc double glazed window, radiator, recessed wardrobe, picture rail, smooth finish ceiling with coving.

OUTSIDE

FRONT OF PROPERTY

Gravelled driveway giving off road parking for two vehicles, brick built walls with panel fence inserts to sides and front, brick steps to storm porch, courtesy light, pedestrian gate to side giving access via block paved pathway to rear.

REAR GARDEN

Full width composite decked terrace offering generous space for outdoor dining /entertaining, with outside tap and courtesy lighting, extending into covered pergola to rear of kitchen with herb garden, established grape vine and double power socket. Sleeper retained beds leading onto mainly laid to lawn garden with established shrub and herbaceous borders to side and rear, timber built shed, space for poly tunnel/greenhouse behind vegetable plot. The garden enjoys a private aspect and extends approximately 65ft with pedestrian gate giving access.

AGENTS NOTE

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