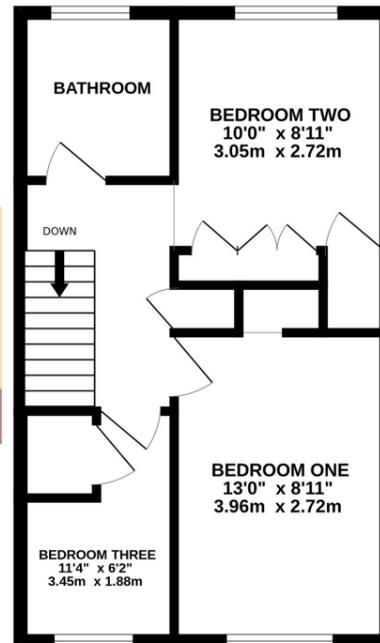
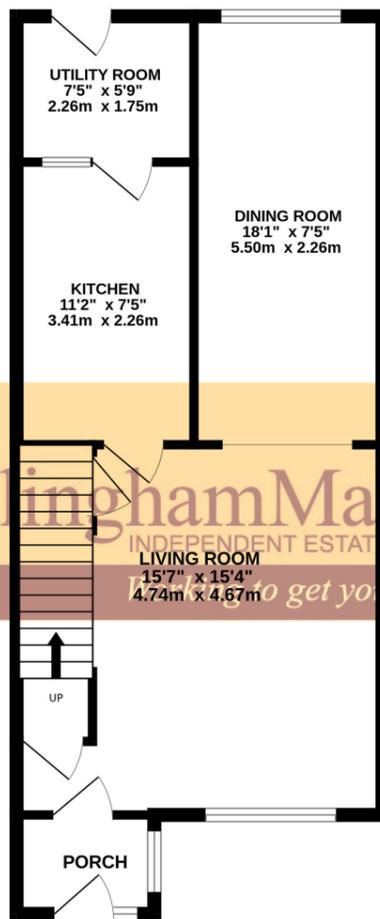
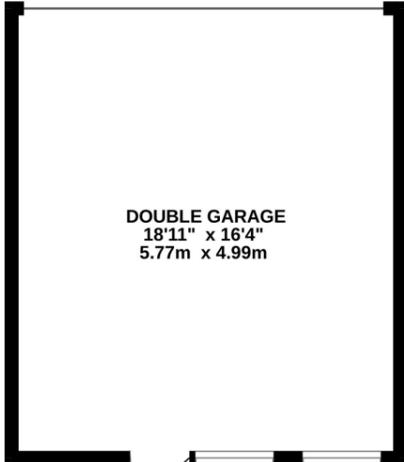


DOUBLE GARAGE
310 sq.ft. (28.8 sq.m.) approx.

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



BillinghamMartin
INDEPENDENT ESTATE AGENTS
Letting to get you moved

TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.
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428 Pinewood Park

Farnborough, Hampshire GU14 9JT

£350,000 Freehold

An extended three bedroom family home offered for sale with no onward chain situated within minutes walk of Hawley Woods and offering easy access to local schools, shops and commuter routes. Accommodation comprises entrance porch, living room, dining room, refitted 'Benchmark' kitchen, utility room, three bedrooms, bathroom. Features include replacement gas central heating boiler, private aspect to front overlooking spinney, low maintenance paved rear garden, double garage and driveway parking. Energy Efficiency Rating 'tbc'

GROUND FLOOR

ENTRANCE PORCH

Front aspect upvc multi-point locking door with adjacent opaque double glazed panel, side aspect upvc double glazed window, space for coats and shoes, part glazed door to living room, textured ceiling.

LIVING ROOM

15' 7" x 15' 4" (4.75m x 4.67m)max. Front aspect upvc double glazed window, two radiators, part glazed door to staircase leading to first floor with storage cupboard below, part glazed door to refitted kitchen, squared archway to dining room, textured ceiling.

DINING ROOM

18' 1" x 7' 5" (5.51m x 2.26m) Rear aspect upvc double glazed window, radiator, space suitable for table and chairs, textured ceiling.

REFITTED KITCHEN

11' 2" x 7' 5" (3.40m x 2.26m) Rear aspect window, matching range of eye and base level units incorporating square edged work surfaces with inset composite sink unit with mixer tap. Space for electric cooker below extractor hood, plumbing and space for washing machine and dishwasher, part tiled walls, vinyl tiled floor, door to utility room, textured ceiling.

UTILITY ROOM

7' 5" x 5' 9" (2.26m x 1.75m) Rear aspect upvc multi-point locking door with opaque double glazed insert giving access to terrace, wall mounted replacement gas central heating boiler, plumbing and space for American style fridge/freezer, space for tumble dryer, tiled floor, textured ceiling.

FIRST FLOOR

LANDING

Doors to all three bedrooms and bathroom, cupboard housing hot water cylinder with shelving above, access to loft space via hatch, textured ceiling.

BEDROOM ONE

13' 0" x 8' 11" (3.96m x 2.72m) Front aspect upvc double glazed window, radiator, built in wardrobe with hanging rail and shelving, smooth finish ceiling.

BEDROOM TWO

10' 0" x 8' 11" (3.05m x 2.72m) Rear aspect upvc double glazed window, radiator, range of fitted wardrobes with hanging rails and shelving, textured ceiling.

BEDROOM THREE

11' 4" x 6' 2" (3.45m x 1.88m) max. Front aspect upvc double glazed window, radiator, bulkhead storage cupboard with shelving, smooth finish ceiling.

BATHROOM

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

OUTSIDE

REAR GARDEN

Fully paved terrace with space suitable for outdoor table and chairs, raised brick built flower bed, outside lighting, access to double garage, fully enclosed via wood panel fencing.

DOUBLE GARAGE AND DRIVEWAY

18' 11" x 16' 4" (5.77m x 4.98m) Front aspect up and over door, rear aspect windows and door to garden, power and light, driveway parking to front for two vehicles.

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.

