



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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 Canterbury Road

Farnborough, Hampshire GU14 6NT

£595,000 Freehold

A well presented versatile three/four bedroom detached bungalow situated in a tree lined road in South Farnborough offering additional separate living space perfect for a family member or to rent out. The main accommodation comprises living/dining room, kitchen/breakfast room, bedroom one with ensuite, one further bedroom, bathroom, cloakroom, with the additional living space offering living room/kitchen which could be used as another bedroom, bedroom and bathroom. Features to note include private rear garden, detached garage and driveway parking for a number of vehicles. EER 'D'

GROUND FLOOR

INTERNAL ENTRANCE PORCH

Front aspect upvc multi-point locking door with opaque double glazed insert, radiator, doors to both hallways, wall mounted consumer unit, textured ceiling.

MAIN HALL

Doors to living/dining room, kitchen/breakfast room, two bedrooms, bathroom, separate wc. and two storage cupboards. Textured ceiling with hinged hatch giving access to part boarded loft space with fitted ladder and light housing central heating boiler and hot water cylinder.

LIVING/DINING ROOM

16' 10" x 15' 10" (5.13m x 4.83m)max. Rear aspect double glazed sliding patio doors to terrace, side aspect upvc double glazed window, three radiators, space suitable for table and chairs, smooth finish ceiling with coving.

KITCHEN/BREAKFAST ROOM

12' 2" x 11' 6" (3.71m x 3.51m) Rear and side aspect upvc double glazed windows, rear aspect upvc double glazed sliding patio doors to terrace, range of eye and base level units incorporating roll edged work surfaces with inset single bowl sink unit with mixer tap. Built in four ring gas hob below extractor fan, built in fan assisted electric oven, plumbing and space for washing machine and dishwasher, further space for fridge/freezer and tumble dryer. Space suitable for table and chairs, part tiled walls, radiator, tiled floor, smooth finish ceiling with coving.

BEDROOM ONE

12' 0" x 10' 9" (3.66m x 3.28m) max. Front aspect upvc double glazed window, radiator, range of fitted wardrobes with hanging rails and shelving, door to ensuite, wall light points, smooth finish ceiling.

ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with storage below, tiled shower cubicle. Part tiled walls, radiator, wall light point, storage unit, tiled floor, extractor fan, smooth finish ceiling.

BEDROOM THREE

11' 2" x 7' 11" (3.40m x 2.41m) Side aspect upvc double glazed window, radiator, smooth finish ceiling.

BATHROOM

Side aspect upvc opaque double glazed window, two piece suite comprising pedestal mounted wash hand basin and panel enclosed bath with mixer tap and shower attachment. Fitted cupboard with shelving, radiator, part tiled walls, tiled floor, extractor fan, textured ceiling.

CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted wash hand basin, radiator. Tiled floor, smooth finish ceiling.

SECOND HALL AT THE FRONT OF THE BUNGALOW

Side aspect upvc double glazed window, doors to bathroom, bedroom two and living room/kitchen, textured ceiling with coving.

BEDROOM TWO

11' 10" x 7' 10" (3.61m x 2.39m) Side aspect upvc double glazed window, radiator, textured ceiling with coving.

BATHROOM AT THE FRONT OF THE BUNGALOW

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, wall mounted wash hand basin, panel enclosed bath with mixer tap and shower attachment. Radiator, part tiled walls, tiled floor, extractor fan, textured ceiling with coving.

OPEN PLAN LIVING ROOM/ KITCHEN

15' 0" x 11' 2" (4.57m x 3.40m) max into recess. Front aspect upvc double glazed window, two radiators, space for seating which leads to the kitchen area with eye and base level units incorporating roll edged work surfaces with inset sink unit with mixer tap. Space for electric cooker, plumbing and space for washing machine, space for fridge, part tiled walls, textured ceiling with coving.

REAR GARDEN

Good sized paved terrace with space suitable for outdoor table and chairs leading to mainly laid to lawn garden with well stocked shaped flower and shrub borders, small apple trees, fully enclosed via wood panel fencing with pedestrian access to front from both sides of the bungalow.

DETACHED GARAGE

Front aspect up and over door, power and light, side aspect window.

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.

