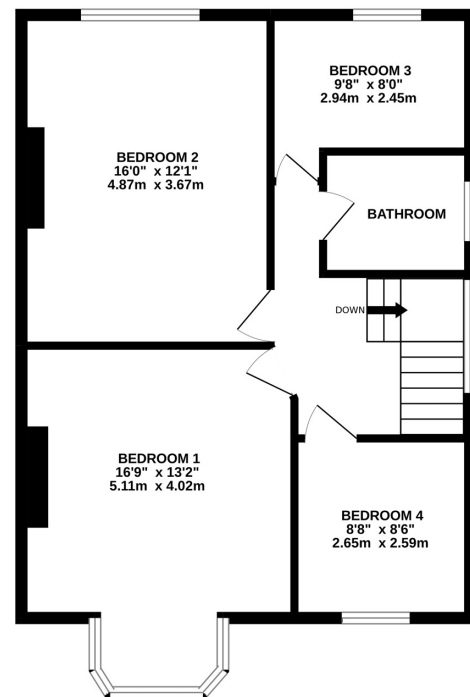


1ST FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.0 sq.m.) approx.

Made with Metropix ©2022

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.



## 87 Salisbury Road

FARNBOROUGH, Hampshire GU14 7AE

£675,000 Freehold

Offered for sale with no onward chain is this well presented four bedroom detached family home situated in Farnborough Park within minutes walk of Farnborough College of Technology, Main Line Station, doctors and dental practices. Accommodation comprises entrance hall, cloakroom, living room, dining room, kitchen/breakfast room, utility, four bedrooms and bathroom. Features to note include planning permission granted to extend to a five bedroom house with ensuite, driveway parking for four cars and garage, west facing rear garden measuring approximately 100ft. Energy Efficiency Rating 'E'



## GROUND FLOOR

### COVERED ENTRANCE

Courtesy light.

### ENTRANCE HALL

Front aspect hard wood door with opaque insert, front aspect opaque window, radiator, doors to cloakroom, living room, dining room and kitchen/breakfast room, picture rails, smooth finish ceiling.

### CLOAKROOM

Low level wc, wall mounted wash hand basin.

### LIVING ROOM

16' 9" x 13' 2" (5.11m x 4.01m)max into bay. Front aspect bay window, side aspect window, stone fireplace, two radiators, picture rails, smooth finish ceiling.

### DINING ROOM

16' 0" x 12' 1" (4.88m x 3.68m) Rear aspect upvc double glazed twin opening doors to garden, side aspect window, tiled fireplace, radiator, picture rails, smooth finish ceiling.

### KITCHEN/BREAKFAST ROOM

13' 9" x 12' 6" (4.19m x 3.81m)max. Rear aspect upvc double glazed windows. Matching range of eye and base level units incorporating roll edged work surfaces with inset sink unit with mixer tap, built in gas hob below extractor fan, built in double oven, space for table and chairs, space for fridge and freezer, door to utility, vinyl flooring, smooth finish ceiling with inset lighting.

### UTILITY

11' 8" x 4' 7" (3.56m x 1.40m) Side aspect upvc opaque double glazed window, rear aspect upvc opaque double glazed door to garden. Matching range of eye and base level units incorporating roll edged work surfaces with inset sink unit with mixer tap, plumbing and space for washing machine, further appliance space, radiator, vinyl floor, smooth finish ceiling.

## FIRST FLOOR

### LANDING

Side aspect window, doors to all four bedrooms and bathroom, hatch giving access to loft space, smooth finish ceiling.

### BEDROOM ONE

16' 9" x 13' 2" (5.11m x 4.01m)max into bay. Front aspect bay window, two radiators, smooth finish ceiling.

### BEDROOM TWO

16' 0" x 12' 1" (4.88m x 3.68m) Rear aspect upvc double glazed window, radiator, cast iron fireplace, smooth finish ceiling.

### BEDROOM THREE

9' 8" x 8' 0" (2.95m x 2.44m)max. Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

### BEDROOM FOUR

8' 8" x 8' 6" (2.64m x 2.59m) Front aspect upvc double glazed window, radiator, smooth finish ceiling.

### BATHROOM

Side aspect opaque window, three piece suite comprising low level wc, pedestal mounted wash hand basin, panel enclosed bath with mixer tap, part tiled walls, heated towel rail, smooth finish ceiling.

### REAR GARDEN

Approximately 100ft, west facing mature garden mainly laid to lawn, well stocked borders, apple tree, fully enclosed via fencing with pedestrian gates to both sides.

### INTEGRAL GARAGE

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

### PLANNING PERMISSION LINK

<https://publicaccess.rushmoor.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QMTTRRNMJU200>

### 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.

