



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 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 Oldwood Chase

FARNBOROUGH, Hampshire GU14 0QS

£525,000 Freehold

A four bedroom detached family home situated in a sought after cul-de-sac on the popular Southwood development boasting a plethora of local amenities including adjacent open playing fields, Southwood Country Park, Voyager Centre for Health, Nuffield Wellness and Fitness Gym, Supermarket, a choice of pubs/restaurants, Acornwood Pre-School and Southwood Infant School. Accommodation comprises entrance hall, cloakroom, living room, dining room, refitted kitchen, utility room, conservatory, four bedrooms, ensuite shower room, bathroom. Features include off road parking for 3/4 cars and a west facing rear garden enjoying a sunny aspect. EER 'D'

GROUND FLOOR

HALL

Front aspect multi-point locking composite door with twin opaque decorative double glazed inserts and complimentary side panel, stairs to first floor with storage cupboard below. Doors to cloakroom, refitted kitchen, living room and utility room, radiator, thermostat, laminate flooring with inset mat, dado rail, textured and coved ceiling.

CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted wash basin with mixer tap. Half height decorative panelling, concealed radiator, laminate flooring, textured ceiling with inset downlighters.

LIVING ROOM

4.25m x 4.06m (13' 11" x 13' 4") max. Rear aspect twin opening upvc double glazed doors with upvc double glazed side panel to conservatory, decorative fireplace surround with polished stone insert and hearth and adjacent gas point. Cable point, television aerial point, base level storage cabinets with display shelving above, twin opening glazed doors to dining room, laminate flooring, textured and coved ceiling.

CONSERVATORY

3.96m x 2.74m (13' 0" x 9' 0") Side and rear aspect upvc double glazed windows with low level brick built wall below, side aspect twin opening upvc double glazed door to terrace, vaulted polycarbonate roof with downlighters, 'Dimplex' heater, laminate flooring.

REFITTED KITCHEN

3.23m x 2.79m (10' 7" x 9' 2") Front aspect upvc double glazed window, side aspect multi-point locking upvc half double glazed door with cat flap, matching range of eye and base level units with square edge work surfaces with matching upstands and inset stainless steel sink unit with swan neck mixer tap. 'Neff' touch screen induction hob with glass splashback and 'Faber' extractor with downlighters over, 'Neff' fan assisted double oven with grill, 'Neff' microwave oven, integrated under counter fridge and 'Zanussi' dishwasher. Wall mounted concealed gas central heating boiler with controls below, bin storage drawer, under unit lighting, vinyl flooring, smooth finish ceiling with inset downlighters, doorway to dining room.

DINING ROOM

3.56m x 2.96m (11' 8" x 9' 9") Rear and side aspect upvc double glazed windows, radiator, Cable point, laminate flooring, textured and coved ceiling.

UTILITY ROOM

2.55m x 2.5m (8' 4" x 8' 2") Side aspect upvc opaque double glazed window, roll edge work surface with inset stainless steel basin and mixer tap, eye and base level units, plumbing and space for washing machine, space for tumble dryer and fridge/freezer, full width fitted storage cupboards, vinyl flooring.

Agents Note: This area has been created by the temporary partitioning of the integral garage which could easily be removed by the new owners if preferred.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, built in airing cupboard housing cylinder tank and shower pump with slatted shelf above, textured ceiling with hatch giving access to mainly boarded loft space with ladder and light.

BEDROOM ONE

3.64m x 3.18m (11' 11" x 10' 5") Rear aspect upvc double glazed window, built in double wardrobe fronted via sliding doors, television aerial point, radiator, door to ensuite, textured and coved ceiling.

ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, wall mounted wash basin with mixer tap, shower enclosure with fitted shower. Tiled walls, shaver point, heated chrome towel rail, textured ceiling with inset downlighters and extractor.

BEDROOM TWO

3.69m x 2.7m (12' 1" x 8' 10") Front aspect upvc double glazed window, Cable point, television aerial point, radiator, textured and coved ceiling.

BEDROOM THREE

2.97m x 2.5m (9' 9" x 8' 2") excluding door recess. Rear aspect upvc double glazed window, built in double wardrobe fronted by mirrored sliding doors, radiator, television aerial point, textured and coved ceiling.

BEDROOM FOUR

2.57m x 2.07m (8' 5" x 6' 9") Excluding door recess. Front aspect upvc double glazed window, radiator, built in wardrobe over bulkhead, textured and coved ceiling.

BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap, panel enclosed bath with mixer tap with attached dual head shower. Fitted shower screen over bath, heated chrome towel rail, wall mounted cabinets, tiled walls with inset mirror, vinyl flooring, textured ceiling with inset downlighters.

GARAGE STORE

Front aspect up and over door, power and light.

REAR GARDEN

Paved terrace extending into pathway to side of property with pedestrian gate giving access to front, mainly laid to lawn garden enjoying a west facing aspect with well stocked shrub and herbaceous border, juvenile flowering cherry, hawthorn and weeping silver birch trees, space for garden shed to rear, panel fence enclosed.

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.

