



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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.



8 Richmond Close

FARNBOROUGH, Hampshire GU14 0RH Offers in Excess of £550,000 Freehold

A four bedroom detached family home enjoying a cul-de-sac position on the sought after 'Broadmeads' development in Southwood offering easy access to a range of amenities including local playing fields, Voyager Centre for Health, Southwood Country Park, Morrisons Supermarket and Nuffield Heath Gym. Accommodation comprises entrance hall, living room, dining room, family room, kitchen, utility room, cloakroom, four bedrooms, ensuite, family bathroom. Features include replacement gas central heating boiler and no onward chain. EER 'C'

GROUND FLOOR

ENTRANCE HALL

Front aspect door with decorative double glazed panel, stairs to first floor with storage recess below, doors to dining room, living room, kitchen, cloakroom and family room, radiator, thermostat, coir mat, BT point, smooth finish ceiling with coving.

DINING ROOM

3.74m x 2.82m (12' 3" x 9' 3") Front aspect double glazed window, radiator, dado rail, smooth finish ceiling with coving.

LIVING ROOM

5.02m x 3.45m (16' 6" x 11' 4") Rear aspect double glazed window and twin opening double glazed doors to terrace, two radiators, Cable and BT points, two wall light points, laminate flooring, smooth finish ceiling with coving.

FAMILY ROOM

3.08m x 2.52m (10' 1" x 8' 3") Front aspect double glazed window, radiator, Cable point, laminate flooring, smooth finish ceiling with coving.

CLOAKROOM

Low level wc, wall mounted wash basin, radiator, half height tiled walls, tiled floor, smooth finish ceiling with inset downlighter.

KITCHEN

3.43m x 2.71m (11' 3" x 8' 11") Rear aspect double glazed window, range of eye and base level units incorporating marble effect roll edge work surfaces with inset stainless steel sink unit with mixer tap. Built in four ring gas hob with brushed steel upstand below extractor hood, built in fan assisted double oven with grill, plumbing and space for dishwasher. Space for breakfast table and chairs, radiator, tiled floor, tiled splashbacks, smooth finish ceiling with inset downlighters, doorway to utility room.

UTILITY ROOM

2.45m x 1.7m (8' 0" x 5' 7") Rear aspect double glazed window, side aspect half double glazed door, base level cabinets with roll edge work surface over, inset stainless steel sink unit with mixer tap, plumbing and space for washing machine, space for fridge/freezer. Wall mounted replacement gas central heating boiler with controls below, radiator, tiled splashback, tiled floor, smooth finish ceiling, door to garage.

GARAGE

5.20m x 2.68m (17' 1" x 8' 10") Front aspect up and over door, power and light, access to eave storage, wall mounted consumer unit.

FIRST FLOOR

LANDING

Doors to all bedrooms and family bathroom, airing cupboard housing cylinder tank below slatted shelving, smooth finish ceiling with hatch giving access to loft space.

BEDROOM ONE

4.50m x 2.84m (14' 9" x 9' 4") Front aspect double glazed window, radiator, smooth finish ceiling, door to ensuite.

ENSUITE

Front aspect opaque double glazed window, three piece suite comprising vanity unit inset wash basin with mixer tap and storage cabinet below, low level wc, panel enclosed bath with mixer tap and thermostatic shower over. Radiator, tiled splashbacks, vinyl flooring, smooth finish ceiling with extractor and inset downlighters.

BEDROOM TWO

3.07m x 2.83m (10' 1" x 9' 3") Front aspect double glazed window, fitted wardrobes offering extensive storage over hanging rail and shelf, radiator, smooth finish ceiling.

BEDROOM THREE

2.94m x 2.91m (9' 8" x 9' 7") Rear aspect double glazed window, radiator, smooth finish ceiling.

BEDROOM FOUR

2.78m x 2.47m (9' 1" x 8' 1") Rear aspect double glazed window, radiator, smooth finish ceiling.

FAMILY BATHROOM

Rear aspect opaque double glazed window, three piece suite comprising vanity unit inset wash basin with mixer tap and storage cabinet below, low level wc, panel enclosed bath with mixer tap incorporating shower attachment. Tiled splashbacks, tiled floor, radiator, fitted mirror, shaver point, smooth finish ceiling with extractor and inset downlighters.

REAR GARDEN

Shaped paved terrace offering space for outdoor table and chairs leading onto mainly laid to lawn garden being panel fence enclosed to sides and rear, space suitable for shed, further shaped terrace, outside tap and light, pedestrian gates to side and front giving access.

FRONT OF PROPERTY

Hardstanding driveway garage giving off road parking and access to garage, pedestrian gate to side leading to rear garden, meter cabinets.

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.

