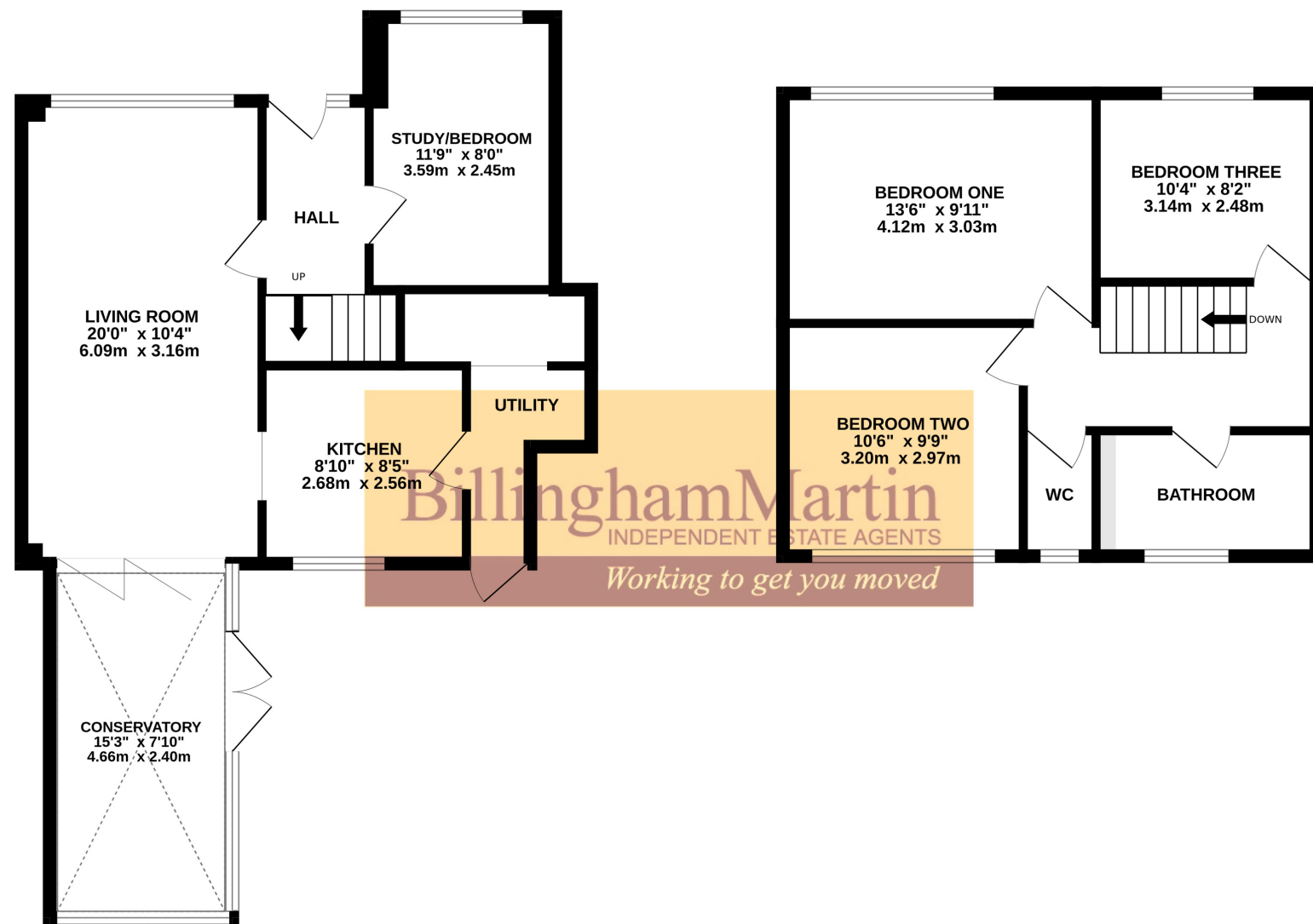


GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.
Made with Metropix ©2024



8 Horn Road

Farnborough, Hampshire GU14 8RW

£425,000 Freehold

A well presented three double bedroom family home pleasantly situated overlooking allotments on the sought after West Heath development enjoying easy access to local schools, shops and playing fields as well as being within a short walk of Farnborough Mainline Station. Accommodation comprises entrance hall, study/bedroom, living room, conservatory, kitchen, utility, three bedrooms, bathroom, separate wc. Features include upvc double glazed conservatory with under floor heating and glass roof, landscaped rear garden with generous terrace, driveway to front giving off road parking. EER 'C'.

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.

ENTRANCE HALL

Front aspect multi-point locking composite door with decorative opaque double glazed insets and opaque double glazed side panel, part glazed door to living room, door to study/bedroom, stairway to first floor, space for coats and shoes, radiator, laminate flooring, smooth finish ceiling.

STUDY/BEDROOM

3.59m x 2.45m (11' 9" x 8' 0") Front aspect upvc double glazed window, radiator, broadband point (BT OpenReach), laminate flooring, smooth finish ceiling with inset LED downlighters.

LIVING ROOM

6.09m x 3.16m (20' 0" x 10' 4") Front aspect upvc double glazed window, rear aspect tri-folding double glazed doors to conservatory, Cable point, two radiators, recessed Sky/Cable feed for wall mounted television, archway to kitchen, smooth finish ceiling.

CONSERVATORY

4.66m x 2.4m (15' 3" x 7' 10") Side and rear aspect upvc double glazed windows over low level brick wall, side aspect twin opening upvc double glazed windows to terrace, feature double glazed vaulted roof, porcelain tiled floor with under floor heating, two wall light points.

KITCHEN

2.68m x 2.56m (8' 10" x 8' 5") Rear aspect upvc double glazed window, fitted range of eye and base level units incorporating marble effect work surfaces with matching upstands and inset one and a third bowl composite sink unit with hot/cold/filter mixer tap. Four ring gas hob and fan assisted double oven with grill below extractor hood and brushed steel splashback, integrated dishwasher, fridge and freezer, tiled floor, smooth finish ceiling with LED downlighters, upvc half opaque double glazed door with cat flap to utility.

UTILITY

Rear aspect upvc half opaque double glazed door with cat flap to terrace, space for condensing tumble dryer with work surface above, space suitable for upright fridge/freezer, shelved larder with roller door, gas and electric meters and consumer unit.

FIRST FLOOR

LANDING

Doors to bedrooms, bathroom and separate WC, smooth finished ceiling with hinged hatch giving access to mainly boarded loft space, with fitted ladder and light, housing gas central heating boiler.

BEDROOM ONE

4.12m x 3.03m (13' 6" x 9' 11") Front aspect upvc double glazed window over looking allotments, radiator, smooth finish ceiling.

BEDROOM TWO

3.2m x 2.97m (10' 6" x 9' 9") Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM THREE

3.14m x 2.48m (10' 4" x 8' 2") Front aspect upvc double glazed window over looking allotments, radiator, smooth finish ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, four piece suite comprising cistern enclosed wc, panel enclosed multi-jet spa bath with mixer tap and retractable shower, vanity unit inset wash basin with mixer tap and storage cabinets/drawers below, corner shower cubicle with dual head thermostatic shower, twin sliding curved doors and fitted tray. Fully tiled walls, tiled floor, heated chrome towel rail, wall mounted mirror fronted bathroom cabinet with downlighters, smooth finish ceiling with inset LED downlighters and extractor.

SEPARATE WC

Rear aspect upvc opaque double glazed window, low level wc, vinyl flooring.

REAR GARDEN

15.85m x 7.70m (52' 0" x 25') Generous paved terrace extending to rear offering space for outdoor dining/entertaining with the remainder of the garden being laid to lawn, 'Keter' garden store to rear with power and light, panel fence enclosed to sides and rear, pedestrian access available to rear, outside tap.

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.

