



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 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.



165 Cheyne Way

Farnborough, Hampshire GU14 8SD

£380,000 Freehold

An extended three/four bedroom semi detached family home situated within easy reach of local schools, shops and playing fields. Accommodation comprises entrance hall, living room, kitchen/dining room, sun room, utility room, family room/bedroom four, wet room, three bedrooms, bathroom. Features to note include private rear garden, garage and off road parking. Energy Efficiency Rating 'E'

## GROUND FLOOR

### ENTRANCE HALL

Front aspect upvc door with opaque double glazed inserts and matching side panels, radiator, stairway to first floor, door to living room, laminate flooring, textured ceiling.

### LIVING ROOM

16' 0" x 14' 8" (4.88m x 4.47m) Front aspect upvc double glazed window, feature stone fire surround, twin opening doors to kitchen/dining room, understairs storage cupboard, textured ceiling with coving.

### KITCHEN/DINING ROOM

19' 1" x 8' 0" (5.82m x 2.44m) Rear aspect upvc double glazed window, matching range of eye and base level units incorporating square edged work surfaces with inset one and a quarter bowl stainless steel sink unit with mixer tap. Built in four ring gas hob below extractor fan, built in fan assisted electric double oven, integrated dishwasher and fridge/freezer. Space suitable for dining table and chairs, radiator, tiled floor, archway to sun room, part glazed door to utility room, smooth finish ceiling with inset lighting.

### SUN ROOM

10' 10" x 8' 7" (3.30m x 2.62m) Rear and side aspect upvc double glazed windows, two wall mounted electric heaters, space suitable for seating, tiled floor.

### UTILITY ROOM

8' 8" x 7' 2" (2.64m x 2.18m) Rear aspect upvc double glazed window and door to garden, radiator, wall mounted storage cupboards, plumbing and space for washing machine and tumble dryer. Floor standing central heating boiler, sliding doors to family room/bedroom four and wet room, textured ceiling with coving.

### FAMILY ROOM/BEDROOM FOUR

13' 9" x 12' 10" (4.19m x 3.91m) max. Front aspect upvc double glazed window, side aspect double glazed twin opening doors to garden, radiator, range of fitted cupboards, Sky feed, smooth finish ceiling with coving.

### WET ROOM

Rear aspect upvc opaque double glazed window, wall mounted shower with fitted hand rails, low level wc, wall mounted wash hand basin, extractor, radiator, part tiled walls, textured ceiling with coving.

## FIRST FLOOR

### LANDING

Side aspect upvc opaque double glazed window, doors to three bedrooms and bathroom, access to part boarded loft space via hinged hatch with fitted ladder and light, textured ceiling.

### BEDROOM ONE

12' 6" x 10' 10" (3.81m x 3.30m) Front aspect upvc double glazed window, radiator, wall light points, textured ceiling.

### BEDROOM TWO

10' 10" x 10' 2" (3.30m x 3.10m) Rear aspect upvc double glazed window, fitted double wardrobe with hanging rail and shelving, radiator, textured ceiling with coving.

### BEDROOM THREE

8' 6" x 8' 2" (2.59m x 2.49m) Front aspect upvc double glazed window, radiator, fitted wardrobe with hanging rail and shelving, textured ceiling with coving.

### BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash hand basin with storage cupboards below, panel enclosed bath with mixer tap and shower over. Airing cupboard housing hot water cylinder with slatted shelving above, part tiled walls, chrome heated towel rail, textured ceiling with inset lighting and extractor fan.

### REAR GARDEN

Established garden with terrace suitable for outdoors table and chairs leading to area of lawn, well stocked flower and shrub borders, outside light and water tap, enclosed via hedging and wood panel fencing with gate to rear.

### GARAGE

Up and over door, power and light, door giving access into garden.

### 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.

**\*\*Please note that the vendor has advised us that the property was underpinned in 1990 and had further works in 2017\*\***

