



21 Randolph Drive

Farnborough, Hampshire GU14 0QQ

£625,000 Freehold

A superbly presented four bedroom detached family home enjoying a cul-de-sac position in the sought after Southwood development offering easy access to a plethora of local amenities including Nuffield Gym, Voyager Centre for Health, Supermarket, Infant School, open playing fields and Southwood Country Park. Accommodation comprises entrance hall, living room, refitted kitchen, dining room, conservatory, refitted cloakroom, principal bedroom with refitted ensuite, three further double bedrooms, refitted bathroom. Features include integral garage, well kept west facing garden, front garden and driveway parking for four vehicles. Energy Efficiency Rating 'tbc'

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.

GROUND FLOOR

ENTRANCE HALL

Front aspect composite multi-point locking door with opaque double glazed side panel, radiator, door to living room, stairs to first floor, textured ceiling with coving.

LIVING ROOM

15' 8" x 15' 0" (4.78m x 4.57m) max into recess. Front aspect upvc double glazed bow window with fitted shutters, side aspect upvc double glazed window with fitted shutter, twin opening to doors to dining room, doors to refitted kitchen and lobby .Feature coal effect gas fire with timber surround with marble insert and hearth, Sky feed, radiator, laminate flooring, textured ceiling with coving.

REFITTED KITCHEN

14' 8" x 8' 6" (4.47m x 2.59m) max. Rear aspect upvc double glazed windows, side aspect composite multi-point locking door with opaque double glazed insert, matching range of eye and base level units incorporating square edged work surfaces with inset single bowl single drainer sink unit with mixer tap. Built in four ring gas hob with electric fan assisted oven below and extractor hood above, integrated dishwasher, plumbing and space for washing machine, space for upright fridge/freezer, pull out larder, further appliance space, vinyl flooring, smooth finish ceiling with coving.

DINING ROOM

10' 3" x 8' 6" (3.12m x 2.59m) Rear aspect double glazed sliding doors to conservatory, radiator, space suitable for table and chairs, twin opening doors to living room, laminate flooring, smooth finish ceiling with coving.

CONSERVATORY

10' 7" x 9' 10" (3.23m x 3.00m) Side and rear aspect upvc double glazed windows, side aspect upvc double glazed twin opening doors to terrace, radiator, laminate flooring, vaulted polycarbonate roof with central fan/light.

LOBBY

Doors to refitted cloakroom and garage, wall mounted heating control, vinyl flooring, textured ceiling with coving.

REFITTED CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, countertop basin unit with mixer tap and storage below. Radiator, vinyl flooring, textured ceiling with coving.

FIRST FLOOR

LANDING

Doors to all four bedrooms and refitted bathroom, cupboard housing hot water cylinder with slatted shelving above, hatch to part boarded loft space with light, smooth finish ceiling.

BEDROOM ONE

12' 8" x 12' 0" (3.86m x 3.66m) max. Front aspect upvc double glazed window, radiator, range of built in wardrobes with hanging rails and shelving, twin opening doors to refitted ensuite, laminate flooring, textured ceiling.

REFITTED ENSUITE

Front aspect upvc opaque double glazed window with fitted shutter, three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, shower cubicle with sliding door. LED mirror fronted cabinet, tiled walls, chrome heated towel rail, 'Karndean' flooring, smooth finish ceiling with inset lighting.

BEDROOM TWO

12' 0" x 8' 2" (3.66m x 2.49m) Front aspect upvc double glazed window, radiator, built in double wardrobe with hanging rail and shelving, laminate flooring, textured ceiling.

BEDROOM THREE

11' 11" x 9' 3" (3.63m x 2.82m) Rear aspect upvc double glazed window, radiator, built in double wardrobe with hanging rail and shelving, laminate flooring, textured ceiling.

BEDROOM FOUR

9' 11" x 8' 2" (3.02m x 2.49m) Rear aspect upvc double glazed window, radiator, textured ceiling.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, countertop basin unit with mixer tap and storage below, P-shaped bath with mixer tap and shower over. Fitted shower screen, tiled walls, LED mirror fronted cabinet, chrome heated towel rail, 'Karndean' flooring with underfloor heating, extractor fan, smooth finish ceiling.

INTEGRAL GARAGE

17' 10" x 8' 0" (5.44m x 2.44m) Front aspect electric roller door, wall mounted replacement combination gas central heating boiler and consumer unit, power and light, door to lobby.

REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs leading onto mainly laid to lawn garden with well stocked flower and shrub borders and further paved seating area to rear, the garden enjoys a west facing aspect and is wood panel fence enclosed with pedestrian gate giving access to driveway.

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.

