



## 44 Marlborough View

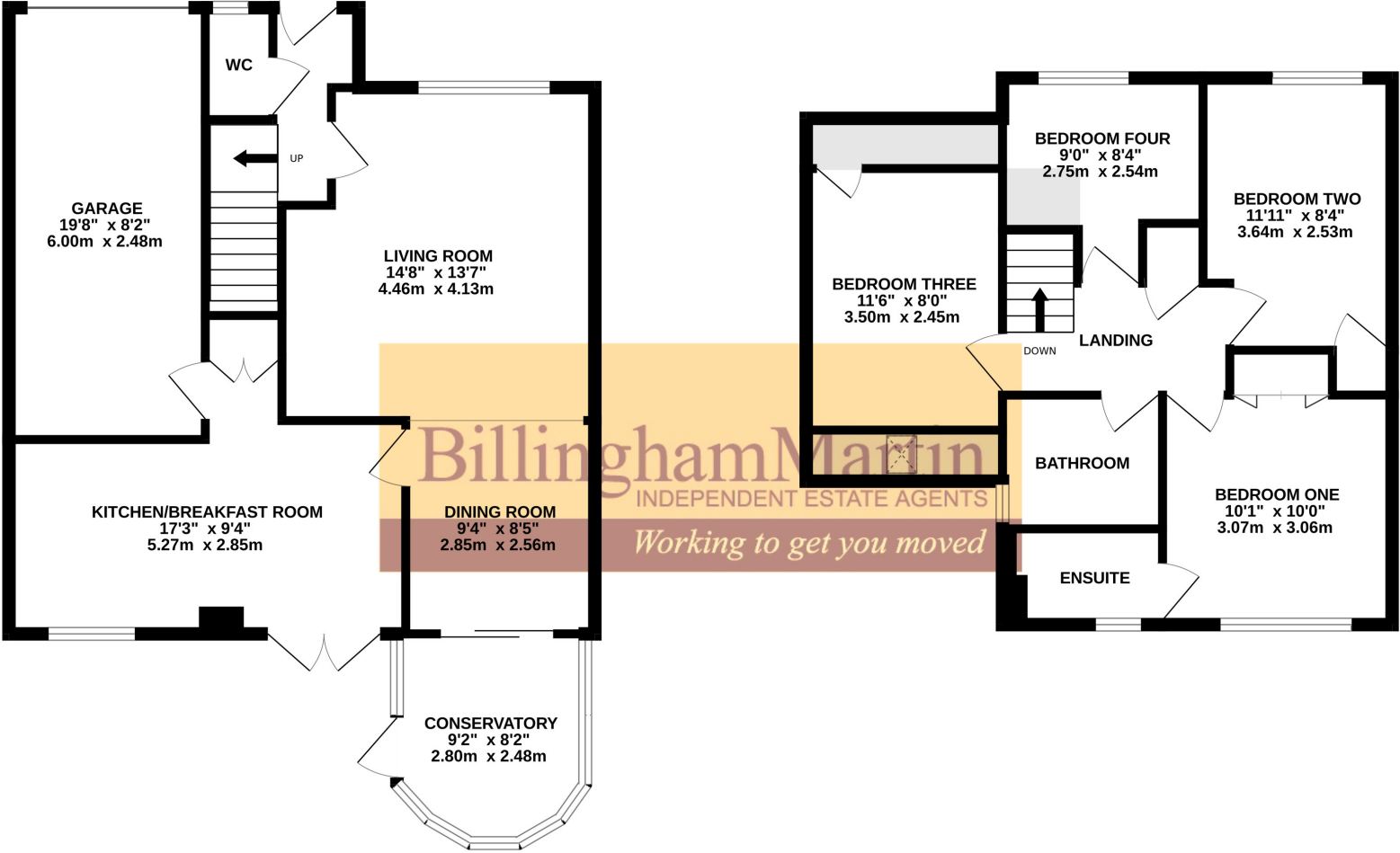
Farnborough, Hampshire GU14 9YA

£540,000 Freehold

A very well presented four bedroom detached family home boasting generous frontage offering off road parking for several vehicles enjoying a non estate cul-de-sac location within easy reach of local schools, shops, woodland walks and the areas main commuter routes. Accommodation comprises entrance hall, cloakroom, living room, dining room, refitted kitchen/breakfast room, conservatory, four bedrooms, ensuite shower, family bathroom. Well positioned siding onto a copse and boasting a south-west facing rear garden the property offers an ideal environment for buyers looking to settle in and grow their families, with the current owners having done just that for the last 33 years. EER 'tbc'

GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.  
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GROUND FLOOR

ENTRANCE HALL

Front aspect multi-point locking composite door with twin opaque double glazed inserts, doors to cloakroom and living room, stairs to first floor, radiator, wall mounted consumer unit, smooth finish ceiling.

CLOAKROOM

Front aspect upvc opaque double glazed window, low level wc, wall mounted corner wash basin with mixer tap, radiator, tiled walls, smooth finish ceiling with inset downlighters.

LIVING ROOM

4.46m x 4.13m (14' 8" x 13' 7") Front aspect upvc double glazed window with fitted shutters, Cable point, radiator, 'Hive' thermostat, open plan to dining room, smooth finish ceiling with coving.

DINING ROOM

2.85m x 2.56m (9' 4" x 8' 5") Rear aspect upvc double glazed sliding door to conservatory, radiator, door to kitchen, smooth finish ceiling with coving.

CONSERVATORY

Upvc double glazed windows to sides and rear, upvc double glazed door to terrace, vaulted polycarbonate roof, wall light points.

KITCHEN

5.27m x 2.85m (17' 3" x 9' 4") max. Rear aspect upvc double glazed window and twin opening upvc double glazed doors to terrace, refitted matching range of eye and base level units with butchers block effect work surfaces and inset composite sink unit with 'Wodar' dual head filtered boiling water tap. Built in four 'Bosch' gas hob below extractor, built in 'Bosch' fan assisted double oven with grill, plumbing and space for washing machine and dishwasher, space for 'American' style fridge/freezer, fitted wine rack Wall mounted concealed replacement gas central heating boiler, under unit lighting, tiled splashbacks, laminated wood flooring with under floor heating, shelved storage cupboard, door to integral garage, smooth finish ceiling with inset downlighters.

INTEGRAL GARAGE

6m x 2.48m (19' 8" x 8' 2") Front aspect automated security roller door, power and light, door to kitchen.

FIRST FLOOR

LANDING

Doors to all bedrooms and family bathroom, built in airing cupboard housing cylinder tank below slatted shelving, smooth finish ceiling with hatch giving access to part boarded loft space with fitted ladder and light.

BEDROOM ONE

3.07m x 3.06m (10' 1" x 10' 0") Rear aspect upvc double glazed window with fitted shutters, built in mirror fronted double wardrobe with hanging rail and shelf, radiator, Cable feed, door to ensuite, textured ceiling.

ENSUITE

Rear aspect upvc opaque double glazed window, low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, shower cubicle with fitted 'Mira' dual head power shower, heated chrome towel rail, tiled walls, tiled floor, smooth finish ceiling with inset downlighter.

BEDROOM TWO

3.64m x 2.53m (11' 11" x 8' 4") Front aspect upvc double glazed window with fitted shutters, built in wardrobe with hanging rail and shelf, Cable feed, textured ceiling.

BEDROOM THREE

3.5m x 2.45m (11' 6" x 8' 0") Rear aspect 'Velux' window with fitted blind, access to eaves storage space, radiator, textured ceiling.

Note: This room has areas of restricted head height

BEDROOM FOUR

2.75m x 2.54m (9' 0" x 8' 4") max. Front aspect upvc double glazed window with fitted shutters, radiator, storage shelf over bulkhead, textured ceiling.

FAMILY BATHROOM

Side aspect upvc opaque double glazed window, low level wc, pedestal mounted wash basin, panel enclosed bath with central mixer tap with shower attachment, wall mounted 'Aqualisa' power shower over bath. Heated towel rail, shower board and tiled walls, tiled floor, courtesy light with shaver point, smooth finish ceiling with inset downlighters.

REAR GARDEN

Paved terrace offering space for outdoor dining/entertaining leading onto mainly laid to lawn garden being panel fence enclosed to sides and rear, paved pathways to both sides of property offering storage space and access to front, courtesy lighting, external power point The garden boasts a south-westerly aspect and enjoys a good level of privacy siding onto established copse.

FRONT OF PROPERTY

Block paved driveway giving off road parking for several vehicles, panel fencing to rear and side, courtesy lighting, shaped rockery.

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.

