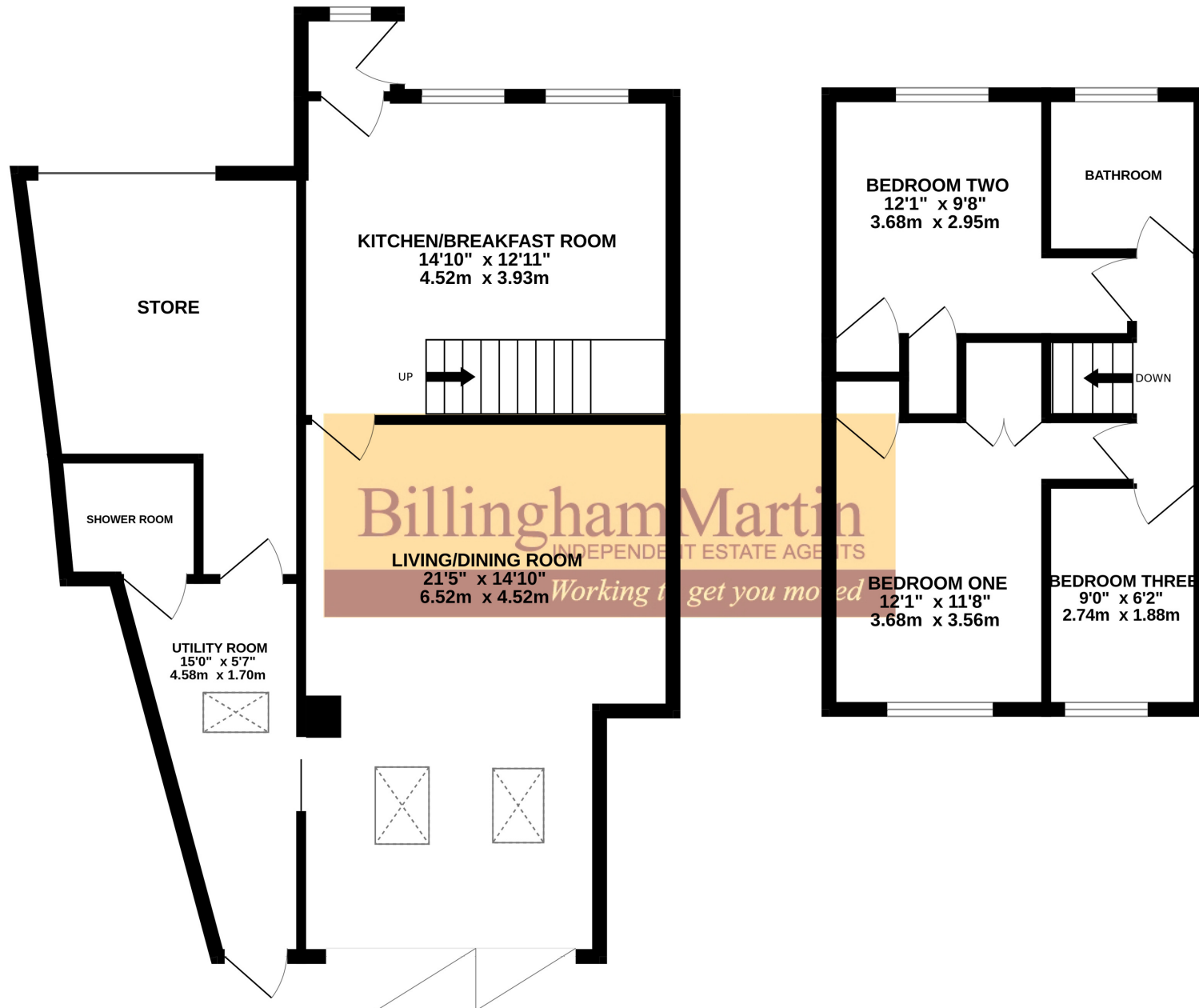


GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.
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27 The Lawns

Farnborough, Hampshire GU14 0RF

£435,000 Freehold

A very well presented three bedroom extended family home situated on the 'Broadmead' development of Southwood offering easy access to a range of amenities including a choice of restaurants/pubs, Voyager Centre for Health, Nuffield Fitness and Wellbeing Gym, Morrisons Supermarket, schools and Southwood Country Park. Accommodation comprises entrance porch, refitted kitchen/breakfast room, living/dining room, utility room, shower room, three bedrooms, refitted bathroom. Features to note include private rear garden, driveway parking for three/four vehicles and store. Energy Efficiency Rating 'D'.

GROUND FLOOR

ENTRANCE PORCH

Side aspect composite multi-point locking door with opaque double glazed inserts, front aspect upvc double glazed window, wall mounted consumer unit, laminate flooring. Door to kitchen/breakfast room, textured ceiling with coving.

REFITTED KITCHEN/BREAKFAST ROOM

14' 10" x 12' 11" (4.52m x 3.94m)max. Front aspect upvc double glazed windows, matching range of eye and base level units incorporating square edged worksurfaces with inset one and a quarter bowl sink unit with mixer tap. Built in four ring gas hob and fan assisted electric double oven below extractor fan, integrated dishwasher, space for fridge/freezer, wall mounted concealed central heating boiler, part tiled walls, breakfast bar. Stairway to first floor with under storage, radiator, laminate flooring, door to living/dining room, smooth finish ceiling with inset lighting.

LIVING/DINING ROOM

21' 5" x 14' 10" (6.53m x 4.52m)max. Rear aspect double glazed tri-folding doors to terrace, two rear aspect double glazed 'Velux' windows. 'Virgin' cable point, two radiators, space suitable for dining table and chairs, sliding door to utility room, smooth finish ceiling with coving.

UTILITY ROOM

15' 0" x 5' 7" (4.57m x 1.70m)max. Rear aspect upvc door with double glazed insert, matching range of eye and base level units incorporating work surface with inset single bowl sink unit with mixer tap. Plumbing and space for washing machine, space for tumble dryer and freezer, part tiled walls, doors to shower room and store, Smooth finish ceiling with 'Velux' window.

SHOWER ROOM

Three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap, tiled shower cubicle with sliding doors, heated towel rail, extractor, smooth finish ceiling.

FIRST FLOOR

LANDING

Doors to all three bedrooms and bathroom, textured ceiling.

BEDROOM ONE

12' 1" x 11' 8" (3.68m x 3.56m)max into doorway. Rear aspect upvc double glazed window, radiator, built in wardrobes with hanging rails and shelving, access to loft space via hatch, textured ceiling.

BEDROOM TWO

12' 1" x 9' 8" (3.68m x 2.95m)max into doorway. Front aspect upvc double glazed window, radiator, built in wardrobe with hanging rail and shelving, cupboard housing hot water cylinder with shelving above, textured ceiling.

BEDROOM THREE

9' 0" x 6' 2" (2.74m x 1.88m) Rear aspect upvc double glazed window, radiator, textured ceiling.

REFITTED BATHROOM

Front aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap, panel enclosed bath mixer tap and shower over, fitted screen, chrome heated towel rail, fully tiled walls, extractor, textured ceiling.

OUTSIDE

STORE

Front aspect up and over door, power and light, door to utility room, eave storage space.

REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs leading to the remainder of garden which are laid to lawn, well stocked flower and shrub borders. Outside lighting and power points, fully enclosed via wood panel fencing,

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.

