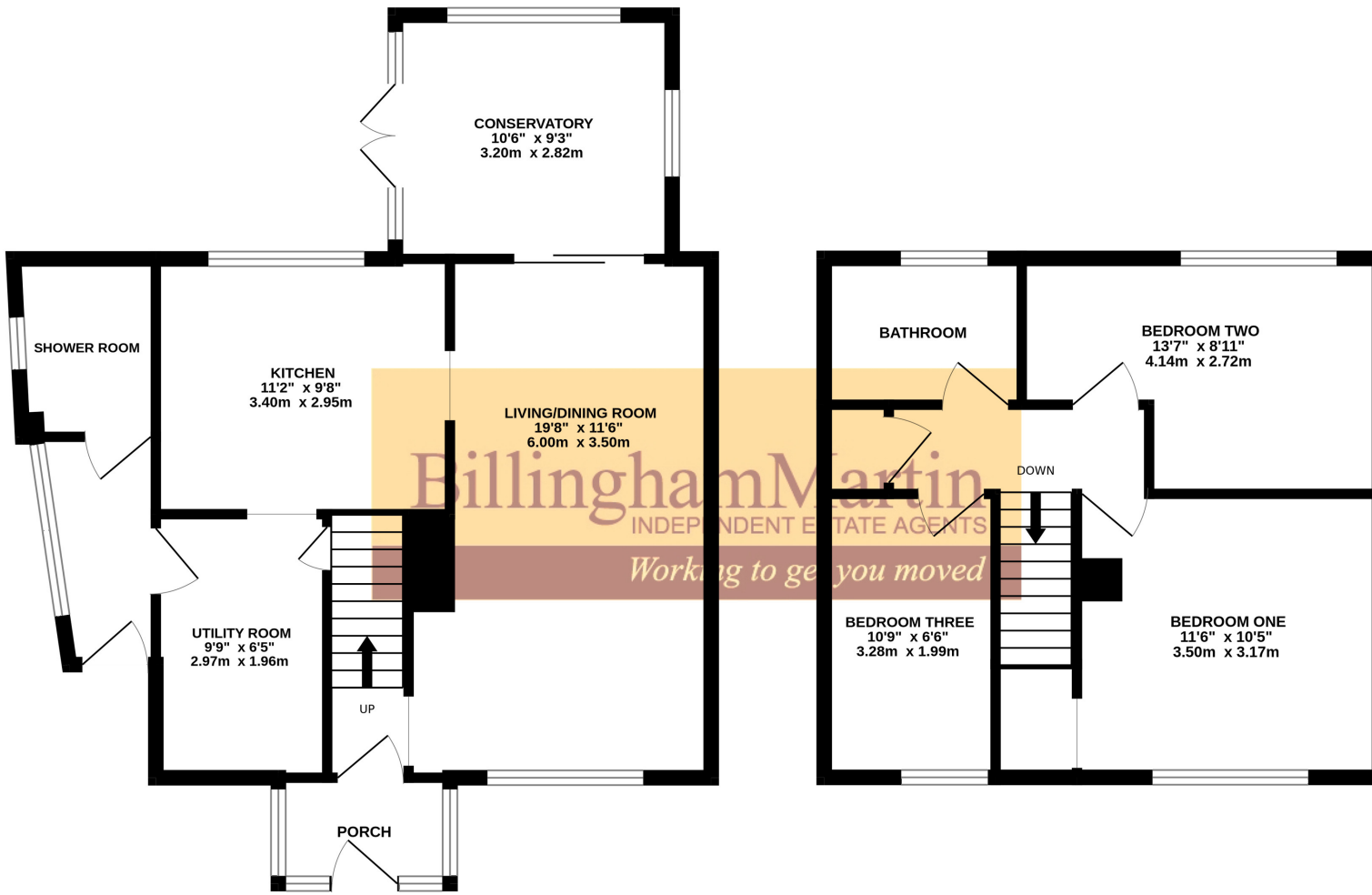


GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.  
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## 33 All Saints Crescent

Farnborough, Hampshire GU14 9DD

£425,000 Freehold

A well presented three bedroom family home offered for sale with no onward chain situated with easy reach of local schools, shops and Hawley Woods as well as offering access to the area main commuter routes. Accommodation comprises living/dining room, conservatory, kitchen, utility room, shower room, three bedrooms, bathroom. Features include replacement gas central heating boiler and electrical consumer unit, block paved driveway to front with space for two cars in addition to allocated parking bay and generous rear garden enjoying a westerly aspect. EER 'D'.

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 PORCH

Front and side upvc double glazed windows, front aspect upvc half double glazed door, courtesy light, tiled floor, space for coats and shoes.

### LOBBY

Front aspect upvc multi-point locking door with twin opaque double glazed inserts, stairway to first floor with sensor activated under step lighting, doorway to living/dining room, radiator, laminate flooring, textured ceiling.

### LIVING/DINING ROOM

6m x 3.50m (19' 8" x 11' 6") Front aspect upvc double glazed window, rear aspect upvc double glazed sliding door to conservatory, two radiators, laminate flooring, doorway to kitchen, smooth finish ceiling with coving and inset downlighters.

### CONSERVATORY

3.2m x 2.82m (10' 6" x 9' 3") Side and rear aspect upvc double glazed windows, side aspect upvc twin opening doors to decked terrace, radiator, laminate flooring, smooth finish ceiling.

### KITCHEN

3.4m x 2.95m (11' 2" x 9' 8") Rear aspect upvc double glazed window, range of eye and base level units with butchers block effect work surfaces and inset one and a third bowl composite sink unit with mixer tap with retractable rinser. Built in four ring gas hob below extractor, built in fan assisted double oven with grill, plumbing and space for washing machine and dishwasher, space for fridge/freezer, laminate flooring, doorway to utility room, smooth finish ceiling with inset downlighters.

### UTILITY ROOM

2.97m x 1.96m (9' 9" x 6' 5") Side aspect upvc double glazed window and upvc half double glazed door to rear lobby, wall mounted replacement 'Worcester' gas central heating boiler, cabinet housing gas and electric meters and replacement consumer unit, low level door to understairs storage cupboard, laminate flooring, smooth finish ceiling with inset downlighters.

### REAR LOBBY

Front aspect split opening upvc half opaque double glazed door, side aspect upvc double glazed windows, door to shower room, radiator, tiled floor, smooth finish ceiling with inset downlighters.

### SHOWER ROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap, shower enclosure with dual head thermostatic shower and floor drain. Heated chrome towel rail, tiled floor, smooth finish ceiling with inset downlighters and extractor.

## FIRST FLOOR

### LANDING

Doors to bedrooms and bathroom, hatch and fitted ladder giving access to part boarded loft space, storage cupboard, textured ceiling.

### BEDROOM ONE

3.5m x 3.17m (11' 6" x 10' 5") Front aspect upvc double glazed window, radiator, doorway to wardrobe recess, textured and coved ceiling.

### BEDROOM TWO

4.14m x 2.72m (13' 7" x 8' 11") Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

### BEDROOM THREE

3.28m x 1.99m (10' 9" x 6' 6") Front aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

### BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap, panel enclosed bath with mixer tap with dual head shower attachment. Glass shower screen, heated chrome towel rail, tiled splashbacks, tiled floor, smooth finish ceiling with inset downlighters.

### REAR GARDEN

Decked terrace leading to mainly laid to lawn garden being enclosed by a combination of fencing and natural borders with pedestrian gate to front, shingled storage area to side, two large storage sheds, large covered timber deck offering space for outdoor dining/entertaining, outside tap and light. The garden enjoys a westerly aspect and extends approximately 23m x 10m.

### 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.

