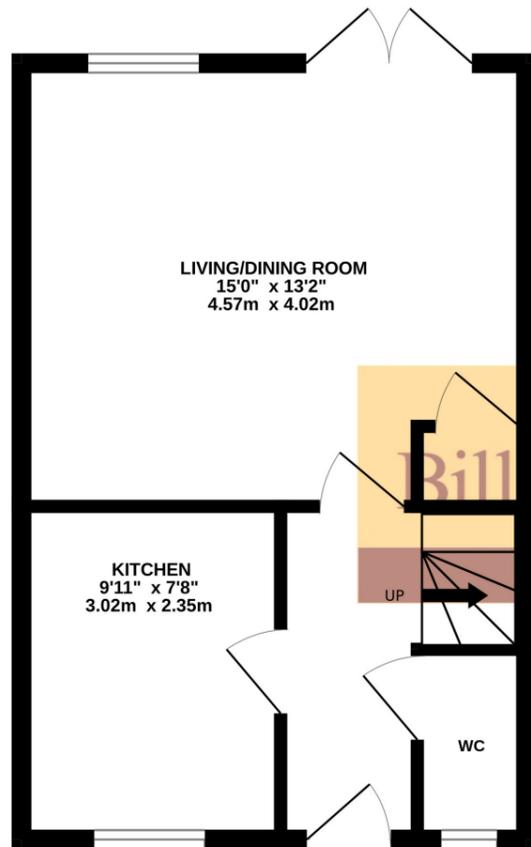
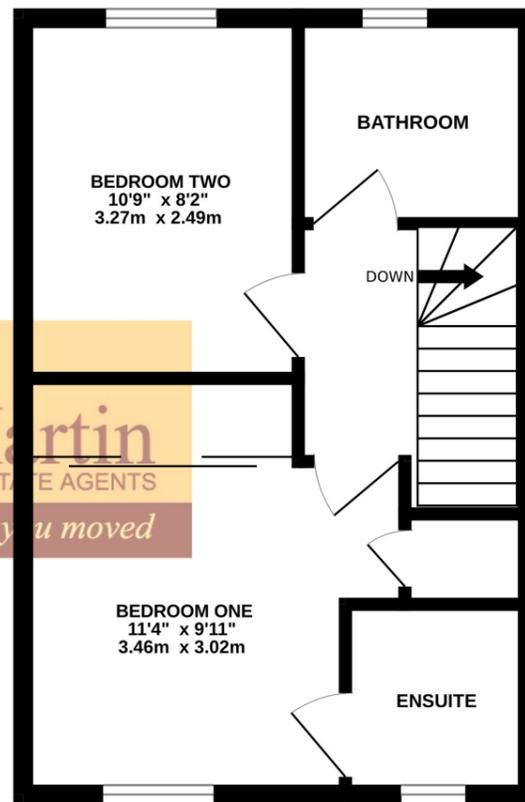


GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.
Made with Metropix ©2026



4 Silver Birch Way

Farnborough, Hampshire GU14 9UP

£360,000 Freehold

A very well presented two bedroom modern home situated on the popular Guillemont Fields development offering easy access to junction 4a of the M3, Fleet Pond Nature Reserve and Hawley woods. Accommodation comprises entrance hall, cloakroom, living/dining room, kitchen, two double bedrooms, ensuite, bathroom. Features to note include no onward chain, replacement combination gas boiler, double width driveway parking to front and south facing rear garden. Energy Efficiency Rating 'tbc'

GROUND FLOOR

COVERED ENTRANCE

Courtesy light.

ENTRANCE HALL

Front aspect composite door with opaque double glazed inserts, radiator, doors to cloakroom, kitchen and living/dining room, stairs to first floor landing, telephone connection point, laminate flooring, smooth finish ceiling.

CLOAKROOM

Front aspect upvc opaque double glazed window, low level wc, pedestal mounted wash hand basin with mixer tap, radiator, tiled flooring, smooth finish ceiling.

KITCHEN

9' 11" x 7' 8" (3.02m x 2.34m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl sink unit with mixer tap. Built in four ring gas hob with extractor fan above and fan assisted electric oven below, integrated dishwasher, integrated fridge/freezer, plumbing and space for washing machine, vinyl flooring, smooth finish ceiling with inset lighting.

LIVING/DINING ROOM

15' 0" x 13' 2" (4.57m x 4.01m) Rear aspect upvc double glazed window and upvc double glazed twin opening doors to decked terrace, two radiators, Cable point, telephone connection point, understairs storage cupboard housing electric meter and consumer unit, laminate flooring, smooth finish ceiling.

FIRST FLOOR

LANDING

Doors to both bedrooms and bathroom, smooth finish ceiling with access to part boarded loft space via hatch with fitted ladder and light.

BEDROOM ONE

11' 4" x 9' 11" (3.45m x 3.02m) Front aspect upvc double glazed window, radiator, telephone connection point, Cable point, built in wardrobes fronted by mirrored sliding doors offering storage over hanging rail and shelf, cupboard housing replacement gas central heating combination boiler, door to ensuite, smooth finish ceiling.

ENSUITE

Front aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage below, shower cubicle. Tiled floor, smooth finish ceiling with extractor fan and inset lighting.

BEDROOM TWO

10' 9" x 8' 2" (3.28m x 2.49m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage below, panel enclosed bath with mixer tap and shower over. Fitted shower screen, chrome heated towel rail, part tiled walls, tiled floor, smooth finish ceiling with extractor fan and inset lighting.

OUTSIDE

REAR GARDEN

South facing timber decked terrace with space suitable for table and chairs leading to the remainder of garden which is laid with artificial grass, timber built shed, outside lighting and water tap, fully enclosed via wood fencing with pedestrian gate to rear.

FRONT OF PROPERTY

Hardstanding double width driveway giving parking for two vehicles.

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.

