



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.
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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.



19 Giffard Drive

Farnborough, Hampshire GU14 8PU

£420,000 Freehold

An extended three bedroom semi-detached family home situated on the sought after West Heath development enjoying easy access to local schools and shops, playing fields and Farnborough Main Station (Waterloo 37 mins). The generous accommodation comprises entrance hall, living room, dining room, conservatory, kitchen, utility room, cloakroom, three bedrooms, bathroom. Features include main bedroom with dressing area, spacious four piece bathroom, off road parking for several vehicles and west facing 145ft private rear garden. EER 'D'.

GROUND FLOOR

PORCH

Front aspect aluminium double sliding door, tiled floor, door to entrance hall.

ENTRANCE HALL

Front aspect hardwood door with opaque glazed inserts and side panel, stairs to first floor with storage cupboard below, doors to living room and kitchen, radiator, cabinet housing consumer unit and electric meter, textured and coved ceiling.

LIVING ROOM

22' 10" x 13' 5" (6.96m x 4.10m) Front aspect upvc double glazed window, feature electric coal effect fireplace with decorative surround and hearth, two radiators, door to kitchen, squared archway to dining room, smooth finish ceiling with coving.

DINING ROOM

10' 0" x 8' 10" (3.05m x 2.70m) Rear aspect aluminium double glazed sliding door to conservatory, radiator, wall lights, smooth finish ceiling with coving.

CONSERVATORY

12' 0" x 8' 2" (3.66m x 2.50m) Side and rear aspect upvc double glazed windows, rear aspect upvc double glazed sliding door to garden, radiator, laminate flooring, polycarbonate roof.

KITCHEN

11' 10" x 9' 5" (3.60m x 2.87m) Side aspect upvc double glazed windows, range of eye and base level units incorporating roll edge work surfaces with one and a third bowl stainless steel sink unit with mixer tap.' Rangemaster 110' dual fuel range cooker with four gas burners, griddle, hotplate, double oven and grill, plumbing and space for dishwasher and washing machine. Tiled splashbacks, under unit lighting, laminate flooring, squared archway to utility room, textured and coved ceiling.

UTILITY ROOM

8' 10" x 4' 6" (2.70m x 1.38m) Rear aspect window, matching range of eye and base level units incorporating roll edge work surface, space for tumble dryer, tiled splashback, radiator, laminate flooring, door to rear lobby, textured and coved ceiling.

REAR LOBBY

Side aspect hardwood door with opaque glazed inserts, bi-folding door to cloakroom, tiled floor, smooth finish ceiling with coving.

CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity unit inset wash basin with storage cabinet below. Tiled splashback, heated towel rail, tiled floor, smooth finish ceiling with coving.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to bedrooms and bathroom, airing cupboard housing cylinder tank, access to loft space via hatch with fitted ladder, textured and coved ceiling.

BEDROOM ONE

15' 9" x 11' 3" (4.80m x 3.42m) max. Rear aspect upvc double glazed window, built in double wardrobe, fitted range of overhead and base level storage cabinets, display shelving, radiator, textured and coved ceiling.

BEDROOM TWO

11' 2" x 10' 4" (3.40m x 3.15m) excl. wardrobe. Front aspect upvc double glazed window, radiator, built in double wardrobe fronted via mirrored sliding doors, dresser unit, textured and coved ceiling.

BEDROOM THREE

8' 8" x 8' 1" (2.63m x 2.46m) Front aspect upvc double glazed window, wardrobe recess over bulkhead, radiator, textured and coved ceiling.

BATHROOM

11' 5" x 8' 6" (3.48m x 2.60m) max. Rear aspect upvc opaque double glazed window, four piece suite comprising low level wc, bidet, pedestal mounted wash basin with mixer tap, panel enclosed bath with mixer taps and shower. Tiled splashbacks, heated towel rail, textured and coved ceiling with inset downlighters.

REAR GARDEN

Mainly laid to lawn garden extending approx.145ft enjoying a west facing aspect with established shrub and herbaceous borders offering a high degree of privacy with timber shed towards rear. Shingled area with gazebo and grapevine, cherry and apple trees, external power point, outside tap, courtesy lighting extending the full length of the garden and to the rear, panel fence enclosed with pedestrian gate giving access to driveway.

DRIVEWAY AND GARAGE

Hardstanding driveway offering off road parking for several vehicles leading to detached garage with twin opening doors, power and light.

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.

