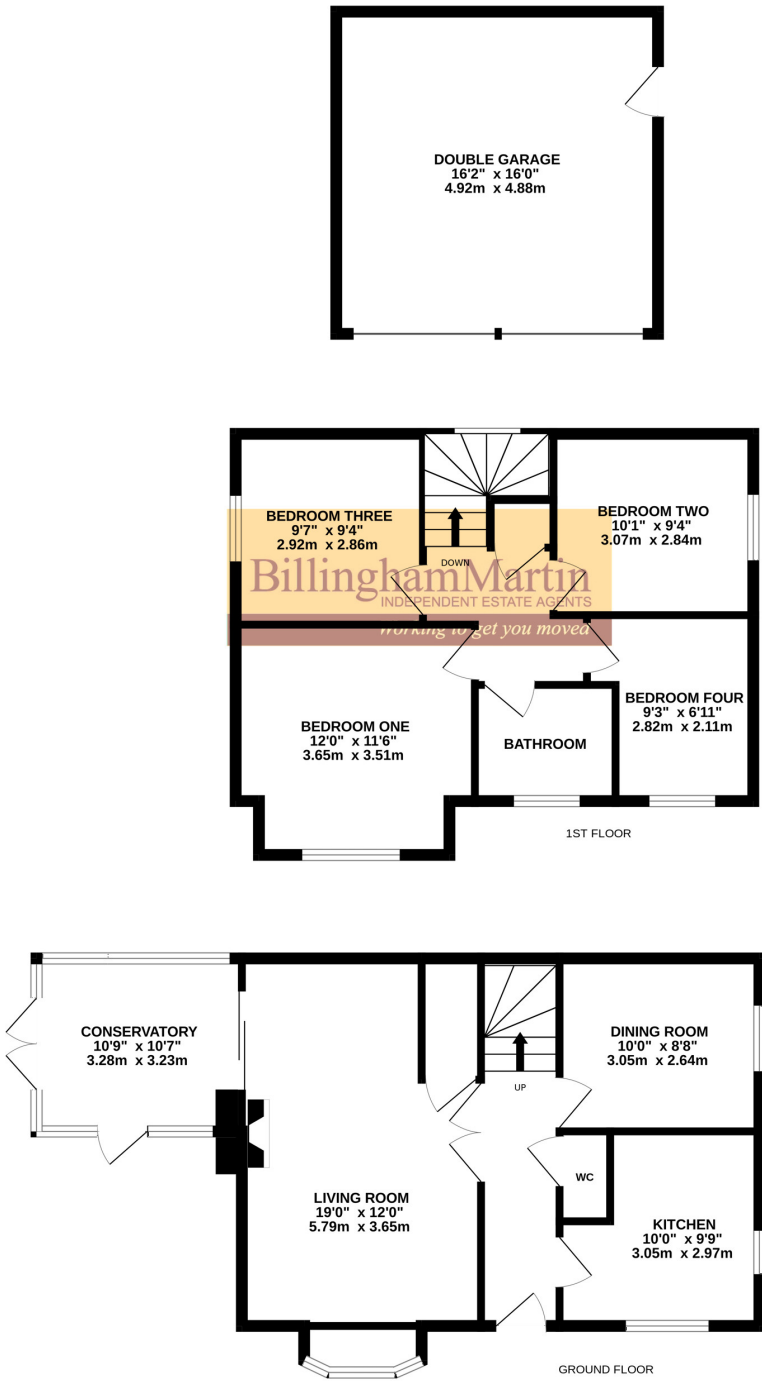




20 Whitebeam Gardens
FARNBOROUGH, Hampshire GU14 0PS
£575,000 Freehold

A superbly presented four bedroom detached family home enjoying a cul-de-sac position in the sought after Southwood development offering easy access to a plethora of local amenities including Nuffield Gym, Voyager Centre for Health, Supermarket, Infant School, open playing fields and Southwood Country Park. Accommodation comprises entrance hall, cloakroom, refitted kitchen, living room, dining room, conservatory, four bedrooms, bathroom. Features to note include refitted kitchen with integrated appliances, well kept rear garden, EO vehicle charging point, driveway parking for three vehicles and detached double garage. Energy Efficiency Rating 'tbc'



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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.

GROUND FLOOR

COVERED ENTRANCE

Courtesy light.

ENTRANCE HALL

Side aspect multi-point locking composite door with decorative opaque double glazed inserts, doors to refitted cloakroom, refitted kitchen and dining room, twin opening doors to living room. Stairway to first floor, radiator, luxury vinyl tiled flooring, smooth finish ceiling with coving.

REFITTED CLOAKROOM

Two piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below, extractor fan, luxury vinyl tiled flooring, smooth finish ceiling with inset lighting.

REFITTED KITCHEN

10' 0" x 9' 9" (3.05m x 2.97m) max. Front and side aspect upvc double glazed windows with fitted shutters, matching range of eye and base level units incorporating square edged work surfaces with inset composite sink unit with mixer tap. Built in four ring gas hob below extractor hood, built in fan assisted electric double oven, integrated microwave oven, dishwasher, washing machine and fridge/freezer. Concealed wall mounted gas central heating boiler, part tiled walls, luxury vinyl tiled flooring, smooth finish ceiling with inset lighting.

LIVING ROOM

19' 0" x 12' 0" (5.79m x 3.66m) Side aspect upvc double glazed bow window, double glazed sliding patio doors to conservatory. Feature limestone open fireplace with cast iron insert and slate tiled hearth, two radiators, television aerial point, telephone connection point, under stairs storage cupboard, smooth finish ceiling.

DINING ROOM

10' 0" x 8' 8" (3.05m x 2.64m) Front aspect upvc double glazed window, radiator, luxury vinyl tiled flooring, smooth finish ceiling with inset lighting and coving.

CONSERVATORY

10' 8" x 10' 7" (3.25m x 3.23m) Upvc double glazed windows to sides and rear, upvc double glazed twin and single opening doors to garden, radiator, tiled floor with under floor heating, smooth finish ceiling with inset lighting, solid roof.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to all four bedrooms and bathroom, built in airing cupboard housing hot water cylinder with slatted shelving above, access to boarded loft space via hatch, smooth finish ceiling.

BEDROOM ONE

12' 0" x 11' 6" (3.66m x 3.51m) Side aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM TWO

10' 1" x 9' 4" (3.07m x 2.84m) Front aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM THREE

9' 7" x 9' 4" (2.92m x 2.84m) Rear aspect upvc double glazed window, radiator, fitted wardrobes with hanging rails and shelving, textured ceiling.

BEDROOM FOUR

9' 3" x 6' 11" (2.82m x 2.11m) Side aspect upvc double glazed window, radiator, textured ceiling.

BATHROOM

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

OUTSIDE

DETACHED DOUBLE GARAGE

16' 2" x 16' 0" (4.93m x 4.88m) Twin opening electric roller doors, side door to garden, power and light, boarded eave space.

REAR GARDEN

Paved terrace offering space for outdoor table and chairs with the remainder of garden being laid to lawn, wall mounted EO vehicle charging point, outside lighting, access to double garage, panel fence enclosed with pedestrian gate to driveway.

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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

