

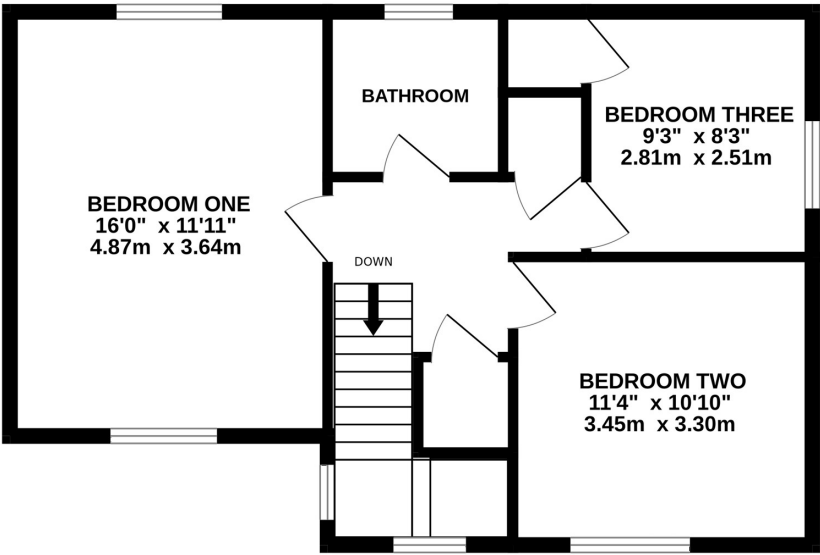
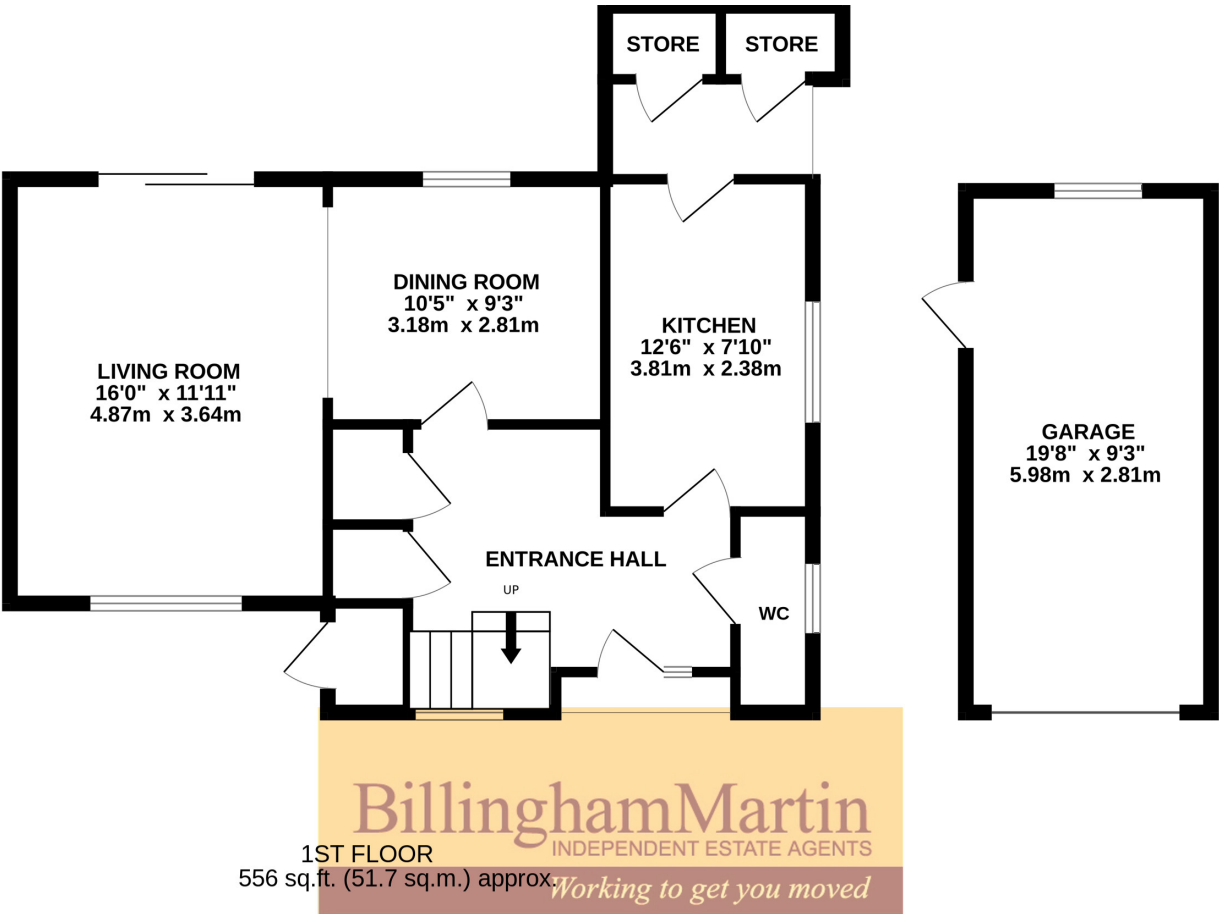


24 Revelstoke Avenue

Farnborough, Hampshire GU14 8NQ

Offers in Excess of £600,000 Freehold

A three bedroom detached family home in need of modernising offered for sale with no onward chain situated on the prestigious 'Empress Park' set within walking distance of Farnborough's Mainline Station (Waterloo 37 mins) and Sixth Form College, Queen Elizabeth Country Park and local schools. Accommodation comprises entrance hall, cloakroom, kitchen, dining room, living room, three bedrooms, bathroom. The property boasts a generous plot offering superb potential for extension (stpp) with established front and rear gardens, driveway parking and 19'8 ft x 9'3 ft detached garage. Energy Efficiency Rating 'E'



TOTAL FLOOR AREA : 1159sq.ft. (107.7 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.

GROUND FLOOR

STORM PORCH

Courtesy lighting.

ENTRANCE HALL

Front aspect door with opaque double glazed inserts with matching side panel, radiator, doors to cloakroom, kitchen and dining room, turning staircase to first floor with two storage cupboards below, parquet flooring.

CLOAKROOM

Side aspect opaque double glazed window, low level wc, pedestal mounted wash basin, radiator, half height tiled walls.

KITCHEN

12' 6" x 7' 10" (3.81m x 2.39m) Side aspect double glazed window, rear aspect door with opaque double glazed inserts giving access to covered area and brick built store, Matching range of eye and base level units incorporating work surfaces with inset single bowl sink unit, plumbing and space for washing machine, space for electric cooker below extractor fan, space for fridge and freezer, serving hatch to dining room, radiator, part tiled walls.

BRICK BUILT STORE

Housing floor mounted gas central heating boiler, gas meter, power points.

DINING ROOM

10' 5" x 9' 3" (3.17m x 2.82m) Rear aspect double glazed window, radiator, squared archway to living room.

LIVING ROOM

16' 0" x 11' 11" (4.88m x 3.63m) Front aspect double glazed window, rear aspect double glazed sliding patio doors to garden, wall light points, feature stone fireplace with coal effect gas insert and marble hearth, two radiators.

FIRST FLOOR

LANDING

Front and side aspect double glazed windows, doors to all bedrooms and bathroom, built in storage cupboard with hanging rail and shelving, cupboard housing hot water cylinder with slatted shelving above, access to loft space via hatch.

BEDROOM ONE

16' 0" x 11' 11" (4.88m x 3.63m) Front and rear aspect double glazed window, radiator.

BEDROOM TWO

11' 4" x 10' 11" (3.45m x 3.33m) Front aspect double glazed window, radiator.

BEDROOM THREE

9' 3" x 8' 5" (2.82m x 2.57m) Side aspect double glazed window, radiator, built in wardrobe with hanging rail and shelving.

BATHROOM

Rear aspect opaque double glazed window, low level wc, pedestal mounted wash hand basin, panel enclosed bath with mixer tap and shower attachment, heated chrome towel rail, fully tiled walls.

REAR GARDEN

Mainly laid to lawn garden with shaped borders featuring a variety of shrubs and trees, extending around both sides of the property, greenhouse and shed, paved terrace offering space for outdoor dining/entertaining, access to garage. Pedestrian access to both sides of the property, fully enclosed via brick walling , timber built fencing and mature hedging.

DETACHED GARAGE

19' 8" x 9' 3" (5.99m x 2.82m) Front aspect up and over door, rear aspect window, side aspect door to terrace, power and light.

FRONT OF PROPERTY

Low level brick wall with twin opening gates giving vehicular access to hardstanding driveway offering off road parking and access to garage, mainly laid to lawn garden with established borders extending to the side of property.

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.

