



29 Chamomile Gardens

Farnborough, Hampshire GU14 9XY

£485,000 Freehold

A very well presented three bedroom link detached extended family home situated on the highly sought after Barningley Park development offering easy access to local amenities including schools, Fleet Pond Nature Reserve, Bramshot Farm Country Park and junction 4a of the M3. Accommodation comprises entrance hall, cloakroom, living room, family room, kitchen/dining room, utility room, primary bedroom with ensuite, two further bedrooms, bathroom. Features to note include west facing rear garden , garage and driveway giving parking for three vehicles. Energy Efficiency Rating 'C'

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 HALL

Front aspect upvc opaque double glazed window and upvc multi-point locking door with opaque double glazed insert, space suitable for coats and shoes, radiator, doors to cloakroom and living room, textured ceiling with coving.

CLOAKROOM

Low level wc, pedestal mounted wash basin with mixer tap, radiator, vinyl flooring, textured ceiling.

LIVING ROOM

15' 8" x 12' 4" (4.78m x 3.76m) Front aspect upvc double glazed window, two radiators, telephone point, TV aerial point, turning staircase to first floor with storage cupboard below , archway leading to inner hall, textured ceiling with coving.

INNER HALL

7' 0" x 5' 5" (2.13m x 1.65m) Doors to family room and utility room, opening into kitchen/dining room, luxury vinyl tiled flooring, smooth finish ceiling.

FAMILY ROOM

12' 7" x 8' 0" (3.84m x 2.44m) Rear aspect upvc double glazed window, radiator, telephone connection point, TV aerial point, smooth finish ceiling with double glazed 'Velux' window.

KITCHEN/DINING ROOM

15' 5" x 12' 11" (4.70m x 3.94m) Rear aspect upvc double glazed twin opening doors giving access to paved terrace, rear aspect upvc double glazed window. Matching range of eye and base level units incorporating roll edge work surfaces with inset one and a quarter bowl ceramic sink unit with mixer tap and drainer. Range style gas cooker with eight ring hob, two ovens and separate grill with extractor hood above, space for American style fridge/freezer. Space suitable for dining table and chairs, radiator, part tiled walls. luxury vinyl tiled flooring, smooth finish ceiling with inset lighting and twin double glazed 'Velux' windows.

UTILITY

7' 0" x 6' 1" (2.13m x 1.85m) Matching range of eye and base level units incorporating roll edge work surface over plumbing and space for washing machine and tumble dryer, further appliance space, extractor fan, luxury vinyl tiled flooring, textured ceiling.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to all bedrooms and bathroom, bulkhead storage cupboard with fitted shelving, cupboard housing hot water cylinder with slatted shelving above. Hinged hatch with fitted ladder giving access to part boarded loft space with light, textured ceiling with coving.

BEDROOM ONE

10' 6" x 8' 11" (3.20m x 2.72m) Front aspect upvc double glazed window, radiator, built in double wardrobe with hanging rails and shelving, door to ensuite, textured ceiling with coving.

ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, wall mounted vanity wash basin with mixer tap. Tiled shower cubicle, radiator, part tiled walls, vinyl flooring, textured ceiling.

BEDROOM TWO

10' 11" x 8' 11" (3.33m x 2.72m) Rear aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM THREE

10' 7" x 6' 6" (3.23m x 1.98m) Rear aspect upvc double glazed window, radiator, recess suitable for wardrobe, textured ceiling with coving.

BATHROOM

Front aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, wall mounted vanity wash basin with mixer tap, panel enclosed bath with mixer tap and shower attachment. Radiator, part tiled walls, wall light point, textured ceiling.

GARAGE

17' 5" x 9' 0" (5.31m x 2.74m) Front aspect up and over door, rear aspect upvc multi-point locking door giving access to rear garden, wall mounted replacement gas central heating boiler, consumer unit, gas and electric meters. power and light, eave storage space.

REAR GARDEN

West facing with paved terrace offering space suitable for outdoor table and chairs leading to the remainder of garden which is laid to lawn, timber built shed, outside water tap and lighting, access to garage, fully enclosed via wood panel fencing.

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.

