



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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.



55 Hanover Gardens

FARNBOROUGH, Hampshire GU14 9DU

£450,000 Freehold

A well presented extended three bedroom family home situated in a sought after non-estate cul-de-sac enjoying easy access to local schools and shops as well as bus and commuter routes. Accommodation comprises entrance lobby, living room, dining room, kitchen/breakfast room, utility room, cloakroom, three bedrooms, refitted bathroom. Features include driveway parking and garage, low maintenance rear garden and a pleasant position overlooking a small green. EER 'D'

GROUND FLOOR

ENTRANCE LOBBY

Front aspect upvc multi-point locking door with decorative opaque double glazed inserts, side aspect upvc double glazed window, opaque glazed door to living room. Fitted double cloaks cupboard with hanging rail and shelf, further base level storage cabinet with display recess and light over, radiator, vinyl flooring, textured and coved ceiling.

LIVING ROOM

5.26m x 4.54m (17' 3" x 14' 11") max. Front aspect upvc double glazed bow window, radiator, stairway to first floor with base level storage cupboard below, Cable point, archway to inner lobby.

INNER LOBBY

Floating plinth below display recess with LED lighting, opaque glazed door to dining room.

DINING ROOM

5.36m x 2.88m (17' 7" x 9' 5") max. Rear aspect tri-fold double glazed doors to decked terrace, radiator, vinyl flooring, two wall lights, doorway to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

5.36m x 2.22m (17' 7" x 7' 3") max. Rear aspect upvc double glazed window, matching range of eye and base level units incorporating roll edge work surfaces extending into breakfast bar, inset stainless steel sink unit with mixer tap, built in 'De Dietrich' four ring gas hob and fan assisted oven below concealed extractor. Space for upright fridge/freezer, concealed power and aerial connections for wall mounted flat screen television, tiled splashbacks, under unit and display lighting, wall mounted gas central heating boiler, vinyl flooring, door to utility room.

UTILITY ROOM

Side aspect upvc half double glazed door, door to cloakroom, under counter appliance space below work surface with tiled splashback and further shelving above, roller blind separating workshop area with fitted bench and shelving, vinyl flooring.

CLOAKROOM

Side aspect upvc opaque double glazed window, low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, half height tiled walls, vinyl flooring.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to bedrooms and refitted bathroom, built in airing cupboard housing cylinder tank below slatted shelving, radiator, hatch giving access to part boarded loft space with ladder and light.

BEDROOM ONE

4.40m x 3.04m (14' 5" x 10' 0") Front aspect upvc double glazed window, radiator, built in shelved wardrobe.

BEDROOM TWO

3.43m x 3.33m (11' 3" x 10' 11") Rear aspect upvc double glazed window, radiator, built in shelved wardrobe.

BEDROOM THREE

3.33m x 2.1m (10' 11" x 6' 11") max. Front aspect upvc double glazed window, radiator, built in shelved wardrobe over bulkhead.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, refitted suite comprising low level wc, wall mounted wash basin with mixer tap, panel enclosed bath with mixer tap incorporating shower attachment. Flush fitted 'Aqualisa' thermostatic power shower with fixed rain head and shower screen over bath, heated chrome towel rail, tiled walls, two mirror fronted bathroom cabinets, one with LED lighting and shaver point, vinyl flooring.

REAR GARDEN

Low maintenance terraced garden with space suitable for outdoor dining/entertaining with raised composite decking with inset LED lighting, shaped beds, outside power points and water tap, full enclosed via panel fencing with pedestrian gate to front giving access, space to side for bins and storage sheds.

GARAGE AND DRIVEWAY

Situated nearby with up and over door and driveway to front.

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.

