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18 Highfield Path

FARNBOROUGH, Hampshire GU14 0HN

£465,000 Freehold

A superbly presented four bedroom extended family home enjoying a cul-de-sac location within easy reach of local schools, shops, playing fields and Farnborough Mainline Station. The flexible accommodation comprises entrance hall, living room, stunning refitted kitchen, dining room, three bedrooms, bathroom, with the ground floor annexe offering additional living room/bedroom, kitchen and shower room. Features include replacement gas central heating boiler, low maintenance rear garden and triple width block paved driveway to front giving off road parking for three cars. EER 'C'

GROUND FLOOR

ENTRANCE HALL

Front aspect multi-point locking composite door with decorative opaque double glazed inserts, doors to living room and annexe living room/bedroom.

LIVING ROOM

4.94m x 4.24m (16' 2" x 13' 11") Front aspect upvc double glazed bow window and upvc double glazed windows, stairway to first floor with open recess below, coal effect gas fire with polished stone hearth and modern surround, Cable feed, base level cabinet housing electric meter and consumer unit, squared archway to refitted kitchen.

REFITTED KITCHEN

4.94m x 2.41m (16' 2" x 7' 11") Matching range of eye and base level high gloss units incorporating marble effect work surfaces and upstands with inset composite sink unit with swan neck mixer tap. Built in fan assisted oven with grill and microwave oven, touch screen four ring ceramic hob with glass splashback and extractor hood over, integrated fridge/freezer, washing machine and dishwasher. Under unit lighting, display cabinets, wine racks, vinyl flooring, opening and squared archway to dining room.

DINING ROOM

4.76m x 2.3m (15' 7" x 7' 7") Rear aspect upvc double glazed window and upvc double glazed twin opening doors to terrace, twin 'Velux' double glazed roof windows, radiator, vinyl flooring.

FIRST FLOOR

LANDING

Side aspect upvc opaque double glazed window, doors to bedrooms and bathroom, hatch giving access to mainly boarded loft space with ladder and light, housing replacement gas central heating boiler.

BEDROOM ONE

3.93m x 2.86m (12' 11" x 9' 5") Front aspect upvc double glazed window, radiator, Cable feed, airing cupboard housing cylinder tank with shelved storage above and adjacent.

BEDROOM TWO

3.04m x 2.86m (10' 0" x 9' 5") excluding recess. Rear aspect upvc double glazed window, radiator.

BEDROOM THREE

2.43m x 1.97m (8' 0" x 6' 6") Front aspect upvc double glazed window, radiator.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap and storage cabinet below, panel enclosed p-shape bath with mixer tap and dual head thermostatic shower over with sliding curved shower screen. Tiled walls, heated chrome towel rail, fitted mirror, vinyl tiled floor.

ANNEXE ACCOMMODATION

LIVING ROOM/BEDROOM

5.13m x 3.36m (16' 10" x 11' 0") max. Front aspect upvc double glazed window, radiator, squared archway to inner lobby.

INNER LOBBY

Door to shower room, squared archway to kitchen.

SHOWER ROOM

Three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, curved corner shower cubicle with 'Mira' shower. Heated chrome towel rail, tiled splashbacks, tiled floor, extractor.

KITCHEN

3.36m x 2.22m (11' 0" x 7' 3") Rear aspect upvc double glazed window and upvc half double glazed door to garden, matching range of eye and base level units incorporating roll edge work surfaces with stainless steel sink unit and swan neck mixer tap, space for electric cooker, space for fridge/freezer, tiled splashback, vinyl flooring.

REAR GARDEN

Low maintenance rear garden with generous paved terrace offering space for outdoor dining/entertaining, area of artificial lawn, timber built shed with power and light, external power socket and water tap, panel fence enclosed.

AGENTS NOTE

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