



30 Collingwood

Farnborough, Hampshire GU14 6LX

£420,000 Freehold

A three bedroom semi-detached family home situated in the popular 'Sycamore Park' development enjoying easy access to revered local schools, King George Vth Playing Fields, local shops, road and rail links. Accommodation comprises entrance porch, cloakroom, living room, kitchen/dining room, conservatory, three bedrooms, bathroom. Features include southerly aspect rear garden, upvc double glazing (2020), replacement gas central heating boiler (2023), off road parking and garage. EER 'D'

GROUND FLOOR

ENTRANCE PORCH

Front aspect multi-point locking door with opaque double glazed insert, doors to cloakroom and living room, consumer unit, textured and coved ceiling.

CLOAKROOM

Front aspect upvc opaque double glazed window, low level wc, wall mounted wash basin, tiled splashback, radiator, textured ceiling.

LIVING ROOM

4.54m x 4.16m (14' 11" x 13' 8") max. Front aspect upvc double glazed window, stairs to first floor landing with storage cupboard below, thermostat, two radiators, wood flooring, archway to kitchen/dining room, textured and coved ceiling.

KITCHEN/DINING ROOM

4.54m x 3.44m (14' 11" x 11' 3") Rear aspect upvc double glazed window and door to terrace, range of eye and base level units with roll edged marble effect work surfaces and inset one and a third bowl single drainer stainless steel sink unit with mixer tap, tiled splashbacks. Built in four ring gas hob and fan assisted electric oven with grill below concealed extractor, plumbing and space for washing machine, space for fridge/freezer, wall mounted concealed replacement (2023) gas central heating boiler. Space for dining table and chairs, wood flooring, textured ceiling with coving in dining area, double glazed sliding patio door to conservatory.

CONSERVATORY

2.25m x 2.25m (7' 5" x 7' 5") Side aspect upvc double glazed full height windows, rear aspect aluminium double glazed sliding patio door to terrace, polycarbonate roof.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, built in airing cupboard housing cylinder tank, doors to bedrooms and bathroom, textured ceiling with hatch giving access to part boarded loft space with light.

BEDROOM ONE

4.18m x 2.42m (13' 9" x 7' 11") Front aspect upvc double glazed window, built in double wardrobe fronted via twin sliding doors, radiator, textured ceiling.

BEDROOM TWO

2.7m x 2.42m (8' 10" x 7' 11") Rear aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM THREE

3.23m x 2.08m (10' 7" x 6' 10") max. Front aspect upvc double glazed window, built in wardrobe over bulkhead, radiator, textured ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, panel enclosed bath with 'Victorian' style mixer tap with shower attachment and cradle. Mainly tiled walls, radiator, courtesy light with shaver point over fitted mirror, textured ceiling with extractor.

REAR GARDEN

Block paved terraced leading onto mainly laid to lawn garden with well stocked flower and shrub borders, pedestrian gate to side giving access.

GARAGE AND PARKING

5.43m x 2.72m (17' 10" x 8' 11") Front aspect up and over replacement door, power and light, access to eaves storage space, driveway parking 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. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

