



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.
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34 Shakespeare Gardens

FARNBOROUGH, Hampshire GU14 9QT

£395,000 Freehold

A superbly presented three bedroom extended family home enjoying a cul-de-sac location within easy reach of local schools, Hawley Woods and the areas commuter routes. Accommodation comprises entrance hall, living room, kitchen/dining room open plan to family room, cloakroom, three bedrooms, refitted bathroom. Features include private low maintenance rear garden and garage in nearby block. EER 'C'

GROUND FLOOR

ENTRANCE HALL

Front aspect multi-point locking composite door with decorative opaque double glazed insert and opaque double glazed side panel, stairs to first floor with storage cupboards below, door to living room, doorway to kitchen/dining room, radiator, thermostat, luxury vinyl flooring, smooth finish ceiling with coving.

LIVING ROOM

3.94m x 3.35m (12' 11" x 11' 0") Front aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

KITCHEN/DINING ROOM

5.34m x 2.74m (17' 6" x 9' 0") Rear aspect upvc double glazed window, refitted matching range of eye and base level units with quartz effect work surfaces and upstands and inset ceramic sink unit with mixer tap. Built in 'Bosch' four ring gas hob with glass splashback below extractor, built in 'Bosch' fan assisted double oven with grill, integrated washing machine and slimline dishwasher, recess suitable for upright fridge/freezer, under unit lighting. Space for dining table and chairs, radiator, built in storage cupboard, luxury vinyl flooring, smooth finish ceiling with inset downlighters and coving, squared archway to family room.

FAMILY ROOM

3.98m x 2.72m (13' 1" x 8' 11") max. Rear aspect upvc double glazed window, side aspect upvc double glazed twin opening doors to garden, door to cloakroom, radiator, luxury vinyl flooring, smooth finish ceiling with inset downlighters and double glazed 'Velux' roof window.

CLOAKROOM

Side aspect upvc opaque double glazed window, low level wc, floating vanity unit inset wash basin with mixer tap, glass splashback and storage cabinet below, luxury vinyl flooring, smooth finish ceiling with inset downlighter.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, smooth finish ceiling with hatch giving access to part boarded loft space with ladder and light.

BEDROOM ONE

3.63m x 2.97m (11' 11" x 9' 9") excluding door recess. Front aspect upvc double glazed window, twin built in double wardrobes offering storage over hanging rail and shelf, radiator, display recess, two reading light points, laminate flooring, textured ceiling.

BEDROOM TWO

3.31m x 2.95m (10' 10" x 9' 8") excluding door recess. rear aspect upvc double glazed window, radiator, twin opening doors to built in airing cupboard housing cylinder tank and 'Worcester' gas central heating boiler, textured ceiling.

BEDROOM THREE

2.48m x 2.22m (8' 2" x 7' 3") Front aspect upvc double glazed window, radiator, textured ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with mixer tap, fitted glass shower screen and fitted 'Aqualisa' power shower over. Mainly tiled walls, heated chrome towel rail, vinyl flooring, shaver point, smooth finish ceiling with inset downlighters.

REAR GARDEN

Shingled terrace with space for bistro style table and chairs with steps leading up to artificial lawn with paved terrace to rear offering space for outdoor dining/entertaining, panel fence enclosed to sides and rear with pedestrian gate giving access, outdoor lighting and water tap.

GARAGE

Situated in nearby block with replacement up and over door.

AGENTS NOTE

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