



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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.



12 Chingford Avenue
Farnborough, Hampshire GU14 8AB
£565,000 Freehold

A very well presented three bedroom extended detached bay fronted bungalow offered for sale with no onward chain ideally situated between Farnborough North and Main Stations, within walking distance of the Town Centre and Queen Elizabeth Park. Accommodation comprises entrance hall, living room, refitted kitchen, dining room, main bedroom with ensuite, two further bedrooms, bathroom, separate wc. features to note include replacement gas central heating combination boiler, kitchen with fully integrated appliances, detached garage and 75ft rear garden enjoying a southerly aspect. Energy Efficiency Rating 'D'

GROUND FLOOR

STORM PORCH

Courtesy light.

ENTRANCE HALL

Side aspect hardwood door with opaque glazed insert, doors to living room, kitchen, all bedrooms, bathroom and separate wc, built in storage cupboard housing consumer unit and electric meter. Two radiators, wall mounted heating control, access to loft space via hatch, smooth finish ceiling with coving.

LIVING ROOM

16' 3" x 13' 7" (4.95m x 4.14m) max. Rear aspect upvc double glazed window and twin opening doors to terrace with matching side panels, feature fireplace with electric fire, timber surround and hearth. Cable point, radiator, smooth finish ceiling with coving.

KITCHEN

10' 10" x 9' 7" (3.30m x 2.92m) Side aspect upvc double glazed windows, matching range of eye and base level units incorporating granite work tops with one and a quarter bowl inset sink unit with mixer tap. Four ring electric hob with electric fan assisted oven and grill below and extractor hood above, integrated washing machine, dishwasher, fridge and freezer. Wall mounted concealed replacement gas central heating combination boiler, opening to dining room, tiled floor, smooth finish ceiling with inset lighting and coving.

DINING ROOM

8' 3" x 6' 8" (2.51m x 2.03m) Side aspect upvc double glazed window, rear aspect upvc double glazed twin opening doors to terrace, radiator, space suitable for table and chairs, tiled floor, smooth finish ceiling with inset lighting and coving.

BEDROOM ONE

18' 2" x 10' 5" (5.54m x 3.17m) max into bay. Front aspect upvc double glazed bay window, radiator, door to ensuite, smooth finish ceiling with coving.

ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboards below, tiled shower cubicle with sliding door. Chrome heated towel rail, part tiled walls, vinyl floor, extractor fan, smooth finish ceiling with inset lighting and coving.

BEDROOM TWO

13' 10" x 12' 2" (4.22m x 3.71m)max into bay. Front aspect upvc double glazed bay window, radiator, Cable point, smooth finish ceiling with coving.

BEDROOM THREE

10' 6" x 8' 0" (3.20m x 2.44m) Side aspect upvc double glazed window, radiator, Cable point, smooth finish ceiling with coving.

BATHROOM

Two piece suite comprising vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower attachment, fitted screen. Chrome heated towel rail, part tiled walls, tiled floor, extractor fan, smooth finish ceiling with inset lighting and coving.

SEPARATE WC

Side aspect upvc opaque double glazed window, two piece suite comprising cistern enclosed wc, vanity inset was hand basin with mixer tap and storage cupboard below. Radiator, tiled floor, extractor fan, smooth finish ceiling with coving.

OUTSIDE

DETACHED GARAGE

17' 7" x 8' 7" (5.36m x 2.62m) Front aspect up and over door, rear aspect window, side aspect door to garden, power and light.

REAR GARDEN

Full width paved terrace retained via railway sleepers leading to well maintained mainly laid to lawn garden with mature flower and shrub borders, panel fencing to sides and wire fencing to rear, access to garage, side gate to driveway. The garden extends approximately 75ft and enjoys a southerly aspect.

AGENTS NOTE

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