



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.  
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## 28 Middleton Gardens

FARNBOROUGH, Hampshire GU14 9PH

£475,000 Freehold

An extended three bedroom semi-detached family home set within walking distance of local schools boasting a cul-de-sac position with a private rear garden enjoying a south-westerly aspect. Accommodation comprises entrance hall, living room, dining room, refitted kitchen breakfast room, shower room, three bedrooms, bathroom. The property is further enhanced by a generous frontage offering off road parking for several vehicles and giving access to garage. EER 'tbc'

## GROUND FLOOR

### ENTRANCE HALL

Front aspect multi-point locking upvc opaque double glazed door and side panel, stairs to first floor with storage cupboard below housing electrical consumer unit, gas and electric meters, part glazed door to living room, door to refitted kitchen, radiator, thermostat, textured and coved ceiling.

### LIVING ROOM

5.19m x 3.63m (17' 0" x 11' 11") Rear aspect upvc double glazed windows and upvc double glazed door to garden, two radiators, Cable feed, door to dining room, textured and coved ceiling.

### DINING ROOM

4.27m x 3.38m (14' 0" x 11' 1") Rear aspect upvc double glazed windows and twin opening double glazed doors to garden, radiator, decorative dado rail, textured and coved ceiling.

### REFITTED KITCHEN/BREAKFAST ROOM

5.64m x 3.35m (18' 6" x 11' 0") max narrowing to 2.69m. Front aspect upvc double glazed windows, comprehensive range of eye and base level units incorporating roll edged work surfaces with matching upstands and inset one and a third bowl ceramic sink unit with mixer tap. Built in touch screen induction hob below extractor, two built in fan assisted ovens, integrated washing machine, plumbing and space for dishwasher, space for 'American' style fridge/freezer. Under unit lighting, glass splashbacks, built in cloaks cupboard, space for breakfast table and chairs, porcelain tiled floor, doorway to lobby, smooth finish ceiling with coving.

### LOBBY

Side aspect multi-point locking upvc half opaque double glazed door, bi-folding door to shower room, tiled floor, smooth finish ceiling.

### SHOWER ROOM

Front aspect upvc opaque double glazed window, low level wc, wall mounted wash basin with mixer tap, shower cubicle with fitted thermostatic shower and tray, radiator, tiled walls, tiled floor, smooth finish ceiling.

## FIRST FLOOR

### LANDING

Doors to bedrooms and bathroom, airing cupboard housing cylinder tank, wall mounted central heating controls, textured ceiling with hinged hatch giving access to part boarded loft space with ladder and light housing replacement gas central heating boiler.

### BEDROOM ONE

4.22m x 2.54m (13' 10" x 8' 4") including wardrobe recess. Side and rear aspect upvc double glazed windows, radiator, built in wardrobes fronted by mirrored sliding doors, textured and coved ceiling.

### BEDROOM TWO

3.01m x 2.82m (9' 11" x 9' 3") Front aspect upvc double glazed window, recess suitable for wardrobe, radiator, textured and coved ceiling.

### BEDROOM THREE

2.66m x 2.6m (8' 9" x 8' 6") Rear aspect upvc double glazed window, radiator, textured and coved ceiling.

### BATHROOM

Front aspect upvc double glazed window, three piece suite in white comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed p-shape bath with mixer tap and thermostatic shower over with curved glass shower screen. Heated chrome towel rail, tiled walls, vinyl flooring, textured and coved ceiling.

### GARAGE

5m x 2.67m (16' 5" x 8' 9") Front aspect up and over door, power and light.

### REAR GARDEN

Hardstanding leading to mainly laid to lawn garden with established flower and shrub borders, paved terrace offering space for outdoor table and chairs with timber pergola, greenhouse, further decked terrace to rear with space for seating. Panel fencing to sides and rear, pathway to side of garage with courtesy lighting and water tap and pedestrian gate giving access to driveway. The garden measures approx. 50ft x 50ft and enjoys a private aspect to the rear with a south/westerly aspect.

### FRONT OF PROPERTY

Block paved driveway leading to garage with adjacent shingled front garden offering space for further off road parking.

### AGENTS NOTE

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