



TOTAL FLOOR AREA : 1974 sq.ft. (183.3 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.



155 Fleet Road

Farnborough, Hampshire GU14 9SL

£825,000 Freehold

A stunning and unique five double bedroom detached family home which has been extended and updated by the current owners to a very high standard is located within easy reach of the area's main commuter links, local shops and Fleet Pond Nature Reserve. Accommodation comprises porch, cloakroom, living, 24ft kitchen/dining room, utility, family room, five double bedrooms, bathroom, ensuite. Features to note include vaulted ceilings, underfloor heating, block paved driveway parking for several vehicles, private west facing garden and garage. Energy Efficiency Rating 'tbc'

GROUND FLOOR

COVERED ENTRANCE

Steps leading to front door, outside power points and courtesy light.

PORCH

Front aspect composite multi-point locking door with opaque double glazed insert with matching side panels, side aspect upvc double glazed windows. Space suitable for coats and shoe storage, wall mounted heating control, square archway to hall, laminate floor with under heating, smooth finish ceiling with inset lighting.

HALL

Rear aspect upvc double glazed window, twin opening doors to living room, doors to bedroom two, cloakroom and kitchen/dining room, laminate floor with under heating, smooth finish vaulted ceiling with double glazed 'Velux' window and inset lighting.

LIVING ROOM

16' 5" x 16' 4" (5.00m x 4.98m) Front rear and side aspect upvc double glazed windows, wall mounted heating control, laminate floor with under heating, smooth finish vaulted ceiling with central hanging lights and inset lighting, rear aspect double glazed 'Velux' windows.

BEDROOM TWO

14' 6" x 11' 5" (4.42m x 3.48m) Front aspect upvc double glazed window, wall mounted heating control, laminate floor with under heating, door to storage cupboard which has plumbing to install ensuite, hatch giving access to loft space, smooth finish ceiling with inset lighting.

CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising cistern enclosed wc, wall mounted wash hand basin with mixer tap and storage cupboard below, laminate floor with under heating, wall mounted consumer unit, smooth finish ceiling with inset lighting.

KITCHEN/DING ROOM

24' 10" x 15' 2" (7.57m x 4.62m) Side aspect metal frame double glazed tri-folding doors to paved terrace, side aspect upvc opaque double glazed window and feature upvc double glazed central roof lantern. Matching range of eye and base level units incorporating quartz worktops with inset one and a quarter bowl sink unit with pull-out mixer tap. Built in five ring gas hob below extractor fan, twin built in electric fan assisted ovens, space suitable for American style fridge/freezer, integrated dishwasher. Freestanding kitchen island with quartz top offering storage cupboards below and fitted wine cooler, space for dining table and chairs, recess for tv, door to inner hallway, laminate floor with under heating, smooth finish ceiling with inset lighting.

INNER HALLWAY

Door to family room, four bedrooms, bathroom and utility room, built in storage cupboard housing consumer unit, wall mounted heating control, laminate flooring, access to part boarded loft space via hatch which also houses the central heating boiler and hot water cylinder, smooth finish ceiling with inset lighting.

FAMILY ROOM

12' 11" x 11' 5" (3.94m x 3.48m) Side aspect upvc double glazed windows, feature cast iron wood burning stove, Sky feed, wall mounted heating control, wall light points, smooth finish ceiling with inset lighting.

BEDROOM ONE

13' 6" x 12' 11" (4.11m x 3.94m) Side aspect upvc double glazed windows, wall mounted heating control, doors to walk-in wardrobe and ensuite, smooth finish ceiling with inset lighting.

ENSUITE

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, tiled shower cubicle with dual head shower and sliding glass door, chrome heated towel rail, laminate floor with under heating, extractor fan, smooth finish ceiling with inset lighting.

BEDROOM THREE

15' 2" x 8' 10" (4.62m x 2.69m) Rear aspect upvc double glazed window, built in double wardrobe with hanging rail and shelving, wall mounted heating control, smooth finish ceiling with inset lighting.

BEDROOM FOUR

11' 1" x 11' 0" (3.38m x 3.35m) Front aspect upvc double glazed window, fitted wardrobes with hanging rails and shelving, wall mounted heating control, smooth finish ceiling with inset lighting.

BEDROOM FIVE

14' 6" x 8' 11" (4.42m x 2.72m) Front and side aspect upvc double glazed windows, wall mounted heating control, smooth finish ceiling with inset lighting.

BATHROOM

Rear aspect upvc opaque double glazed window, four piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage below, panel enclosed bath with mixer tap and shower attachment, double shower cubicle with dual head shower and sliding glass door, part tiled walls, chrome heated towel rail, extractor fan, smooth finish ceiling with inset lighting.

UTILITY ROOM

6' 5" x 5' 6" (1.96m x 1.68m) Rear aspect upvc door with opaque double glazed insert, rear aspect upvc opaque double glazed window. Matching range of eye and base level units incorporating square edged work surface with inset stainless steel sink unit with mixer tap, part tiled walls. Plumbing and space for washing machine, space for tumble dryer, radiator, extractor fan, under floor heating, smooth finish ceiling with inset lighting.

GARDEN

Private west facing paved terrace with space suitable for outdoor dining/entertaining with steps leading down to the remainder of gardens which are laid to lawn with shaped borders, outside power and lighting with space suitable for hot tub, outside water tap, twin opening gates to front and archway to further area of garden to rear, fully enclosed via wood fencing.

GARAGE

Detached with front aspect up and over door, side window and door to garden.

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.

