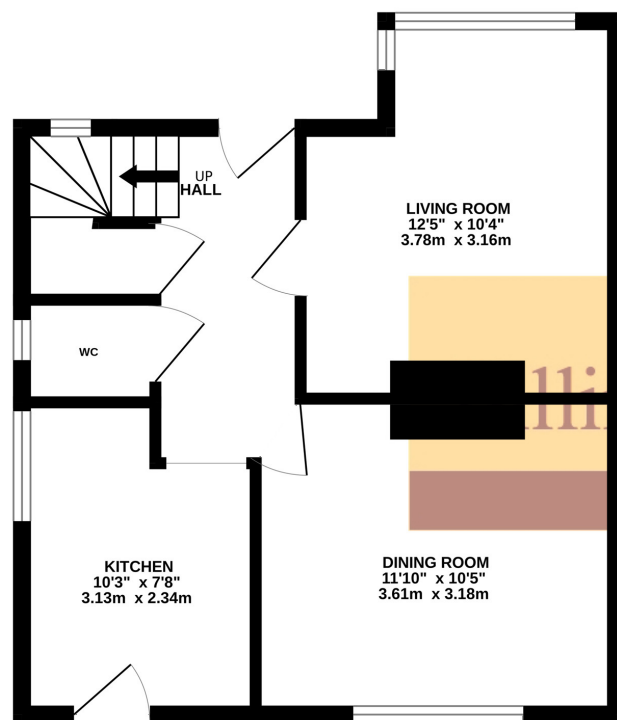
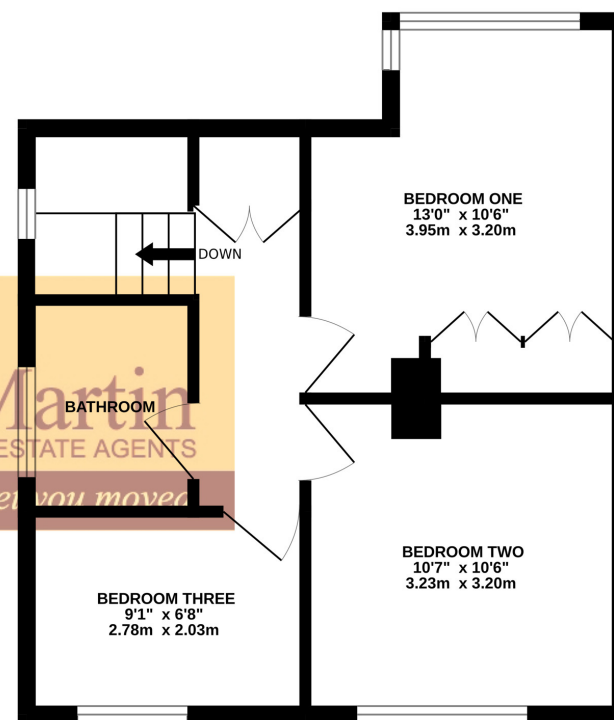


GROUND FLOOR
392 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.
Made with Metropix ©2025



40 Southwood Road

Farnborough, Hampshire GU14 0JQ

£475,000 Freehold

A 1950's built three bedroom semi detached home boasting a plot measuring approximately 1/4 of an acre offered for sale with no onward chain. Accommodation comprises entrance hall, wc, living room, dining room, kitchen, three bedrooms, bathroom. Features include replacement gas central heating boiler, upvc double glazing, ample off road parking and garage. The property also boasts potential for extension or the addition of outbuildings (stpp), EER 'D'.

GROUND FLOOR

ENTRANCE HALL

Front aspect upvc mutli-point locking opaque double glazed door and upvc double glazed window, returning staircase to first floor with generous storage cupboard below with light housing meters and consumer unit. Glazed doors to living room and dining room, doorway to kitchen, door to WC, radiator, digital thermostat, textured and coved ceiling.

WC

Side aspect upvc double glazed window, cistern enclosed wc, vinyl strip flooring, smooth finish ceiling with coving and inset downlighter.

LIVING ROOM

3.78m x 3.16m (12' 5" x 10' 4") max. Front aspect upvc double glazed bay window, radiator, Cable and broadband points, textured and coved ceiling.

DINING ROOM

3.61m x 3.18m (11' 10" x 10' 5") max. Rear aspect upvc double glazed window, radiator, broadband and telephone points, smooth finish ceiling with coving.

KITCHEN

3.13m x 2.34m (10' 3" x 7' 8") max. Side aspect upvc double glazed window, rear aspect upvc double glazed multi-point locking door to terrace. Matching range of eye and base level units incorporating marble effect roll edge work surfaces with inset stainless steel sink unit with mixer tap. Space for electric cooker, under counter space for fridge, plumbing and space for washing machine, wall mounted concealed 'Worcester' gas central heating combination boiler. Tiled splashbacks, vinyl tiled flooring, smooth finish ceiling with coving and inset downlighters.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, radiator, doors to bedrooms and bathroom, twin opening doors to linen cupboard with slatted shelving, smooth finish ceiling with large hatch giving access to mainly boarded loft space with ladder and light.

BEDROOM ONE

3.95m x 3.20m (13' 0" x 10' 6") max. Front aspect upvc double glazed bay window, radiator, fitted wardrobes offering storage over hanging rail and shelf, textured and coved ceiling.

BEDROOM TWO

3.23m x 3.20m (10' 7" x 10' 6") max. Rear aspect upvc double glazed window, radiator, Cable point, smooth finish ceiling.

BEDROOM THREE

2.78m x 2.03m (9' 1" x 6' 8") Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinets below, panel enclosed bath with mixer tap and thermostatic 'Mira' shower over with folding shower screen. Matching eye level cabinet with shaver point, heated chrome towel rail, wall mounted fan heater, vinyl strip flooring, smooth finish ceiling with inset downlighters and extractor.

FRONT OF PROPERTY

Block paved driveway leading to side giving off road parking and access to garage, shaped lawn with established hedge border.

GARAGE

6.80m x 3m (22' 4" x 9' 10") Front aspect quad-folding doors, side and rear aspect windows, pedestrian door to rear.

REAR GARDEN

Generous paved terrace with timber built shed leading onto mainly laid to lawn garden with established shrubs and trees, greenhouse and further storage shed to the rear. The garden extends in excess of 210ft with the whole plot measuring approximately 1/4 of an acre offering space for extension or the addition of outbuildings (stpp).

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.

