



42 Southwood Road  
Farnborough, Hampshire GU14 0JQ  
£550,000 Freehold

A three bedroom semi-detached home boasting a plot of a 1/3 of an acre with a mature and established rear garden extending 250ft offering superb scope for extension and/or the addition of outbuildings (stpp). Accommodation comprises entrance hall, kitchen, living /dining room, conservatory, three bedrooms, bathroom. Features include off-road parking for 4/5 vehicles, large garage/workshop and no onward chain. EER 'tbc'

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.



**GROUND FLOOR**

**ENTRANCE HALL**

Front aspect upvc double glazed window and multi-point locking composite door with twin decorative opaque double glazed inserts, stairs to first floor with side aspect upvc double glazed window, glazed door to living/dining room, door to understairs storage cupboard housing meters and consumer unit, fitted shelving and light, laminate flooring, thermostat, smooth finish ceiling with coving.

**KITCHEN**

3.94m x 2.75m (12' 11" x 9' 0") narrowing to 2.34m. Side aspect upvc double glazed window, rear aspect double glazed door to conservatory, refitted range of eye and base level units with granite effect roll edge worksurfaces and inset one and a third bowl stainless steel sink unit with mixer tap. Space for gas cooker below extractor hood, plumbing and space for washing machine and dishwasher, undercounter space for fridge. Wall mounted concealed gas central heating boiler, under unit lighting, laminate flooring, smooth finish ceiling with inset downlighters and coving.

**LIVING/DINING ROOM**

7.09m x 3.60m (23' 3" x 11' 10") narrowing to 3.20m. Front aspect upvc double glazed bay window, rear aspect upvc double glazed twin opening doors to conservatory, three wall light points, two radiators, textured and coved ceiling.

**CONSERVATORY**

5.4m x 4.22m (17' 9" x 13' 10") narrowing to 2.88m. Side and rear upvc double glazed windows rear aspect upvc double glazed twin opening doors to terrace, feature vaulted double glazed roof with opening skylight window, radiator, stone tiled floor, two wall light points.

**FIRST FLOOR**

**LANDING**

Side aspect upvc double glazed window, doors to bedrooms and bathroom, twin opening doors to airing cupboard housing cylinder tank and shelving, wall mounted heating controls, textured and coved ceiling with inset downlighters and hinged hatch giving access to mainly boarded loft space with fitted ladder and light.

**BEDROOM ONE**

3.97m x 3.19m (13' 0" x 10' 6") max. Front aspect upvc double glazed bay window, fitted double wardrobe offering storage over hanging rail and shelf fronted by mirrored sliding doors, radiator, two reading night points, textured and coved ceiling.

**BEDROOM TWO**

3.19m x 3.17m (10' 6" x 10' 5") max. Rear aspect upvc double glazed window, fitted double wardrobe offering storage over hanging rail and shelf fronted by mirrored sliding doors, radiator, textured and coved ceiling.

**BEDROOM THREE**

2.8m x 2m (9' 2" x 6' 7") Rear aspect upvc double glazed window, radiator, textured and coved ceiling.

**BATHROOM**

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with storage cabinets below, panel enclosed bath with mixer tap and 'Mira' shower above. Wall mounted bathroom cabinets and LED illuminated mirror, heated towel rail, tiled walls, vinyl tiled floor, extractor, textured and coved ceiling with inset downlighters.

**GARAGE/WORKSHOP**

7.80m x 3.47m (25' 7" x 11' 5") narrowing to 2.70m Front aspect automated up and over door, side and rear aspect upvc double glazed windows, side aspect upvc half double glazed door, power and light.

**REAR GARDEN**

Generous paved terrace offering space for outdoor dining/entertaining with adjacent hardstanding giving access to garage and storage area to rear and leading onto mainly laid to lawn garden interspersed by a plethora of shrubs and herbaceous plants over a variety of shaped beds, further down the garden there are two sheds and a timber built greenhouse along with three large herb/vegetable plots and a selection of fruit trees, to the rear is a wildlife pond with an established over hanging weeping willow.

**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.

