



TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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.



86 Ashley Road

FARNBOROUGH, Hampshire GU14 7HD

£675,000 Freehold

A superbly presented extended four bedroom detached family home situated with easy reach of local schools, shops and playing fields as well as Farnborough North and Main Stations (Waterloo 37 mins). Accommodation comprises entrance hall, family room, living room, dining room, 16'6"ft x 10'5" ft kitchen/breakfast room, rear lobby, cloakroom, four bedrooms, refitted bathroom, refitted ensuite shower room. Features to note include gated in and out driveway offering generous parking, 18' ft x 10'9" ft garage, well kept rear garden with covered seating area. Energy Efficiency Rating 'D'

GROUND FLOOR

STORM PORCH

Courtesy lighting, tiled floor.

ENTRANCE HALL

Front aspect composite multi-point locking door with double glazed insert and matching double glazed side panels, radiator, stairs to first floor landing with recess below, cupboard housing consumer unit, gas and electric meters. Doors to family room and dining room, smooth finish ceiling with inset lighting and coving.

FAMILY ROOM

11' 8" x 10' 6" (3.56m x 3.20m) Rear aspect upvc double glazed twin opening doors to terrace with adjacent matching windows, radiator, archway to living room, smooth finish ceiling with coving.

LIVING ROOM

13' 9" x 11' 6" (4.19m x 3.51m) max into bay. Front aspect upvc double glazed bay window, feature fire recess with wooden surround and marble hearth, radiator, Cable point, wall light points, smooth finish ceiling with coving.

DINING ROOM

12' 4" x 8' 0" (3.76m x 2.44m) Rear aspect upvc double glazed window, space suitable for table and chairs, archway to kitchen/breakfast room and rear lobby, smooth finish ceiling.

KITCHEN/BREAKFAST ROOM

16' 6" x 10' 5" (5.03m x 3.17m) Front and side aspect upvc double glazed windows, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl ceramic sink unit with mixer tap. Built in five ring gas hob with electric oven below and extractor fan above, integrated dishwasher, washing machine, fridge and freezer, space suitable for table and chairs. Cable point, part tiled walls, tiled floor, opening to rear lobby, radiator, smooth finish ceiling with inset lighting and coving.

REAR LOBBY

Rear aspect upvc double glazed window, side aspect composite multi-point locking stable style door with double glazed insert giving access to paved terrace, door to cloakroom, radiator, tiled floor, smooth finish ceiling.

CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below. Chrome heated towel rail, part tiled walls, tiled floor, textured ceiling with inset light.

FIRST FLOOR

LANDING

Doors to all four bedrooms and refitted bathroom, built in storage cupboard with shelving, hinged hatch with fitted ladder and light giving access to boarded loft space, smooth finish ceiling with inset lighting and coving.

BEDROOM ONE

13' 8" x 10' 5" (4.17m x 3.17m) Front aspect upvc double glazed window, radiator, Cable point, door to ensuite, smooth finish ceiling with coving.

REFITTED ENSUITE SHOWER ROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboards below, double width shower cubicle with sliding door. Chrome heated towel rail, electric shaver point, mainly tiled walls, built in storage cupboard with hanging rail and shelving, tiled floor, smooth finish ceiling with inset lighting and extractor.

BEDROOM TWO

13' 9" x 11' 6" (4.19m x 3.51m) max into bay. Front aspect upvc double glazed bay window, radiator, smooth finish ceiling with coving.

BEDROOM THREE

11' 10" x 10' 6" (3.61m x 3.20m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

BEDROOM FOUR

6' 10" x 6' 7" (2.08m x 2.01m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

REFITTED BATHROOM

Front 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, panel enclosed bath with mixer tap and shower over. Chrome heated towel rail, part tiled walls, tiled floor, smooth finish ceiling with inset lighting and extractor.

OUTSIDE

REAR GARDEN

Full width paved terrace extending to side of the property, covered seating area suitable for outdoor dining leading to the remainder of garden which is laid to lawn, well stocked flower and shrub borders. The garden features timber built shed, outside tap and courtesy lighting and is fully enclosed via wood fencing with iron gate giving access to driveway.

GARAGE

18' 0" x 10' 9" (5.49m x 3.28m) Front aspect electric roller door, power and light, hatch to fully boarded loft space, rear aspect upvc door the 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.

