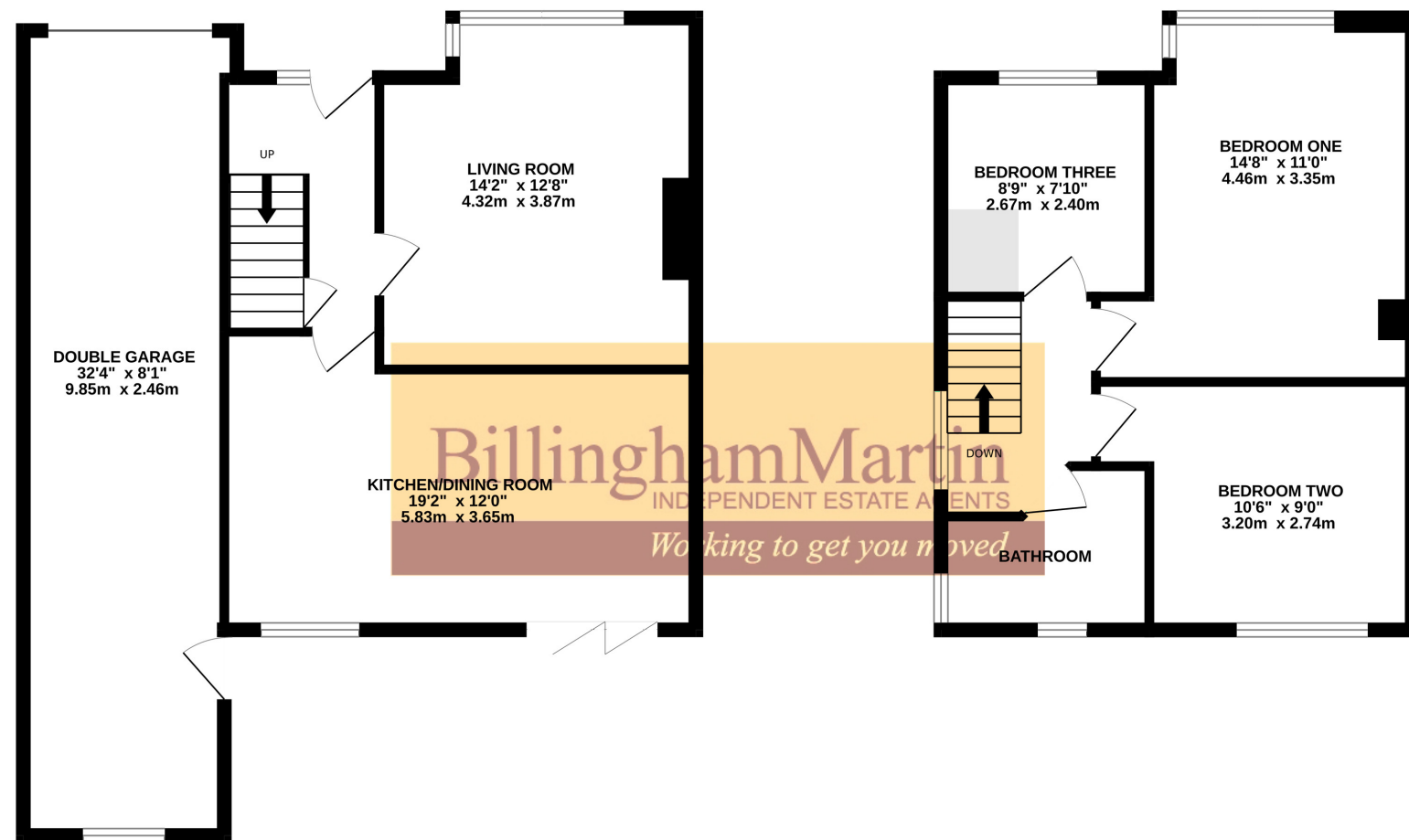


GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 sq.m.) approx.  
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## 11 Chiltern Avenue

Farnborough, Hampshire GU14 9SE

£450,000 Freehold

A well proportioned and presented three bedroom family home enjoying a non estate position close to the Farnborough/Fleet border with easy access to local schools, shops and commuter routes. Accommodation comprises entrance hall, living room with open fire, refitted kitchen/dining room, three bedrooms, refitted bathroom, tandem length double garage. Features include generous frontage offering off road parking, 60ft private rear garden and potential for extension/conversion (stpp).EER 'D'



## GROUND FLOOR

### ENTRANCE HALL

Front aspect upvc door with opaque double glazed inserts and side panel, stairs to first floor with storage cupboard below, door to living room, part glazed door to kitchen, radiator, tiled floor, smooth finish ceiling with coving.

### LIVING ROOM

4.32m x 3.87m (14' 2" x 12' 8") max. Front aspect upvc double glazed bay window, feature 'open' fireplace with polished stone hearth and timber surround, radiator, broadband point, smooth finish ceiling.

### KITCHEN/DINING ROOM

5.83m x 3.65m (19' 2" x 12' 0") excl recess. Rear aspect upvc double glazed window and aluminium double glazed tri-folding doors to terrace. Refitted range of eye and base level units finished with solid wood worksurfaces with matching upstand and inset ceramic 'Butler' basin with mixer tap over with retractable rinser. Space for range cooker below extra width extractor hood with downlighters, integrated dishwasher, washing machine, fridge and freezer. Under unit lighting, tiled splashbacks, space suitable for dining table and chairs, radiator, tiled floor, smooth finish ceiling with coving..

## FIRST FLOOR

### LANDING

Side aspect upvc opaque double glazed window, doors to bedrooms and bathroom, smooth finish ceiling with hinged hatch giving access to part boarded loft with fitted ladder and light housing gas central heating combination boiler.

### BEDROOM ONE

4.46m x 3.34m (14' 8" x 10' 11") excl. recess. Front aspect upvc double glazed bay window, radiator, smooth finish ceiling.

### BEDROOM TWO

3.2m x 2.74m (10' 6" x 9' 0") excl recess. Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

### BEDROOM THREE

2.67m x 2.4m (8' 9" x 7' 10") Front aspect upvc double glazed window, radiator, smooth finish ceiling.

### BATHROOM

Side and rear aspect upvc opaque double glazed windows, three piece suite in white comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with retractable rinser shower and flush fitted controls with fixed rain shower head and glass shower screen over. Heated chrome towel rail, tiled walls, shaver point, tiled floor, smooth finish ceiling with inset downlighters and extractor.

### DOUBLE LENGTH TANDEM GARAGE

9.85m x 2.46m (32' 4" x 8' 1") Front aspect up and over door, rear aspect upvc double glazed window, side aspect upvc half double glazed door to terrace.

### REAR GARDEN

Approx. 60ft. Full width paved terrace offer space for outdoor dining/entertaining leading onto mainly laid to lawn garden with sleeper retained beds to sides and further paved terrace to rear, panel fence enclosed with outside tap

### 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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

