



TOTAL FLOOR AREA : 1379 sq.ft. (128.2 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.



## 12 Silver Birch Way

Farnborough, Hampshire GU14 9UP

£495,000 Freehold

Situated on the popular Guillemont Fields development is this very well presented four bedroom townhouse boasting generous accommodation set over three floors comprising entrance hall, cloakroom, refitted kitchen/dining room, dining room, living room, principle and guest bedrooms with ensuite, two further bedrooms, family bathroom. Features to note include large frontage offering parking for numerous vehicles, integral garage, low maintenance rear garden with log cabin. Energy Efficiency Rating 'C'.

## GROUND FLOOR

### CANOPY PORCH

Covered entrance with outside light.

### ENTRANCE HALL

Front aspect door with opaque double glazed inserts, turning staircase to first floor with storage cupboard below, doors to refitted kitchen/breakfast room, dining room and cloakroom. Cupboard housing replacement central heating boiler and hot water cylinder tank, radiator, telephone connection point, wall mounted thermostat heating control 'Karndean' flooring, smooth finish ceiling with coving.

### CLOAKROOM

Two piece suite comprising low level wc, vanity unit inset wash hand basin with mixer tap. Radiator, tiled floor, extractor fan, smooth finish ceiling.

### REFITTED KITCHEN/BREAKFAST ROOM

15' 4" x 8' 10" (4.67m x 2.69m) Rear aspect upvc double glazed window and twin opening doors to terrace, matching range of eye and base level units incorporating oak worktops with inset one and a quarter bowl sink unit with mixer tap. Built in five ring gas hob below extractor hood, built in fan assisted double oven and microwave/oven, integrated dishwasher and washing machine. Further range of fitted units with space suitable for 'American' style fridge/freezer, breakfast bar, part tiled walls, radiator, 'Karndean' flooring, smooth finish ceiling with inset lighting.

### DINING ROOM

8' 10" x 8' 2" (2.69m x 2.49m) Front and side aspect upvc double glazed windows, radiator, telephone connection point, Cable point, 'Karndean' flooring, smooth finish ceiling with coving.

## FIRST FLOOR

### LANDING

Doors to living room, bedrooms two and three and family bathroom, radiator, turning staircase to second floor, smooth finish ceiling with coving.

### LIVING ROOM

15' 4" x 14' 3" (4.67m x 4.34m) Front and rear aspect upvc double glazed windows, two radiators, Cable point, telephone connection point, smooth finish ceiling with coving.

### BEDROOM TWO

12' 1" x 8' 10" (3.68m x 2.69m) Front aspect upvc double glazed window, radiator, door to ensuite, Cable point, telephone connection point, smooth finish ceiling with coving.

### ENSUITE

Three piece suite comprising cistern enclosed wc, pedestal mounted wash hand basin with mixer tap, shower cubicle. Heated chrome towel rail, shaver point, tiled floor, extractor fan, smooth finish ceiling with inset lighting.

### BEDROOM THREE

8' 10" x 7' 7" (2.69m x 2.31m) Rear aspect upvc double glazed window, radiator, Cable point, telephone connection point, smooth finish ceiling with coving.

### FAMILY BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment. Part tiled walls, chrome heated towel rail, shaver point, tiled floor, extractor fan, smooth finish ceiling with inset lighting.

## SECOND FLOOR

### SECOND FLOOR LANDING

Side aspect upvc double glazed window, doors to bedroom one and bedroom four, smooth finish ceiling.

### BEDROOM ONE

18' 3" x 9' 8" (5.56m x 2.95m) Front aspect upvc double glazed window, radiator, Cable point, telephone connection point, built in double wardrobe with hanging rails and shelving, access to eave storage space, door to ensuite, smooth finish ceiling.

### ENSUITE

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash hand basin with mixer tap, shower cubicle. Heated chrome towel rail, shaver point, extractor fan, smooth finish ceiling with inset lighting.

### BEDROOM FOUR

9' 8" x 8' 3" (2.95m x 2.51m) Front aspect upvc double glazed window, radiator, Cable point, telephone connection point, fitted wardrobe with hanging rails and shelving, smooth finish ceiling.

### INTEGRAL GARAGE

15' 8" x 9' 5" (4.78m x 2.87m) Front aspect up and over door, power and light, rear aspect upvc door to rear garden.

### REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs leading to area of artificial lawn with raised flower beds, log cabin with power and light to rear on hardstanding base. Outside light and tap, fully enclosed via brick walling and wooden fencing with pedestrian gate to side.

### 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.

