



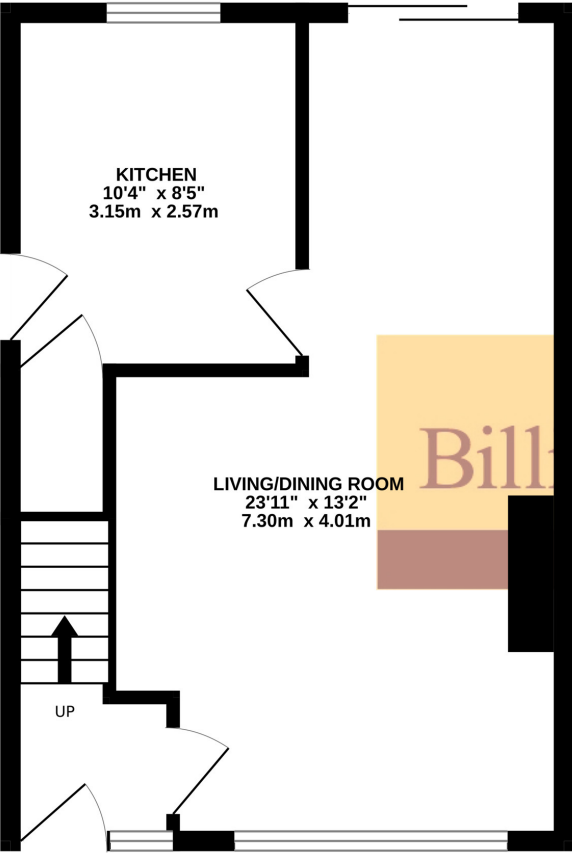
## 10 Monks Close

Farnborough, Hampshire GU14 7DB

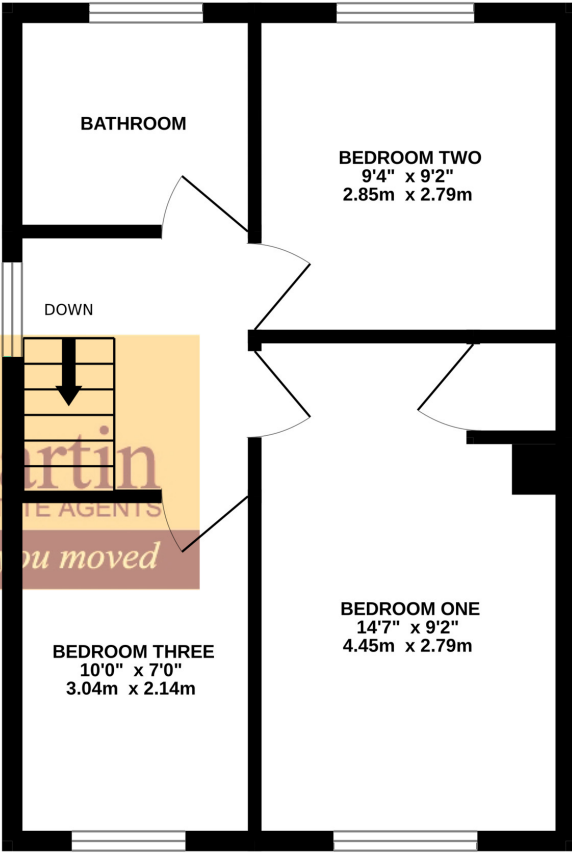
£375,000 Freehold

Offered for sale with no onward chain and in need of some updating is this three bedroom semi detached family home with garage to rear, overlooking a secluded green where the sound of sheep from the nearby Abbey adds to the tranquillity. Conveniently located to the M3, and train links to London (37 minutes from Farnborough Main) and Gatwick (connection via Farnborough North), make this perfect for city-lovers, commuters and travellers alike. Add in the secure garden, proximity of local schools and Town Centre you have an ideal family home. Energy Efficiency Rating 'E'.

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.  
Made with Metropix ©2025



## GROUND FLOOR

### ENTRANCE HALL

Front aspect door with double glazed inserts with matching side panel, stairs to first floor landing, wall mounted storage heater, door to living/dining room, textured ceiling with coving.

### LIVING/DINING ROOM

23' 11" x 13' 2" (7.29m x 4.01m)max. Front aspect double glazed window, rear aspect double glazed sliding patio doors to terrace, feature gas fire with stone surround with wooden mantle and tile hearth. Cable point, telephone connection point, space suitable for dining table and chairs, door to kitchen, textured ceiling with coving.

### KITCHEN

10' 4" x 8' 5" (3.15m x 2.57m) Rear aspect double glazed window, side aspect door with opaque double glazed insert., matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl single drainer sink unit with mixer tap. Built in four ring gas hob with electric oven below and extractor fan above, plumbing and space for washing machine, space for upright fridge/freezer, under stairs storage cupboard housing gas and electric meters, part tiled walls, textured ceiling.

## FIRST FLOOR

### LANDING

Side aspect double glazed window, doors to all three bedrooms and bathroom, hatch to loft space, textured ceiling.

### BEDROOM ONE

14' 4" x 9' 2" (4.37m x 2.79m) Front aspect double glazed window, airing cupboard housing hot water cylinder with slatted shelving above, space suitable for wardrobes, textured ceiling with coving.

### BEDROOM TWO

9' 4" x 9' 2" (2.84m x 2.79m) Rear aspect double glazed window, textured ceiling with coving.

### BEDROOM THREE

10' 0" x 7' 0" (3.05m x 2.13m) Front aspect double glazed window, textured ceiling with coving.

### BATHROOM

Rear aspect opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, mostly tiled walls, electric radiator, textured ceiling.

### GARDEN

Well kept west facing garden featuring paved terrace offering space for outdoor dining/entertaining overlooking laid to lawn garden with well stocked flower and shrub borders. The garden features a timber built shed, water tap, and is fully enclosed via wood panel fencing and brick walling with pedestrian gates to side.

### GARAGE

17' 2" x 8' 8" (5.23m x 2.64m) Located at the end of the garden with up and over door.

### 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.

