



10 Shepherds Walk

FARNBOROUGH, Hampshire GU14 9EY

£450,000 Freehold

A three bedroom semi-detached family home offered for sale with no onward chain located on a small popular development within minutes walk of Hawley Woods enjoying easy access to local schools and shops as well as the areas commuter routes. Accommodation comprises entrance hall, living room, kitchen/dining room, conservatory, three bedrooms, bathroom. Features include triple width block paved driveway, detached garage with power, private rear garden with timber built cabin which could be used as a home office, gym or games room. 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 multi-point locking door with opaque double glazed insert and matching side panel, side aspect upvc double glazed window, stairs to first floor landing with storage cupboard below housing gas and electric meters and consumer unit. Doors to living room and kitchen/dining room, radiator, thermostat, smooth finish ceiling.

LIVING ROOM

4.44m x 3.39m (14' 7" x 11' 1") Front aspect upvc double glazed window, radiator, Sky feed, telephone/broadband point, chimney breast with display recess, squared archway to kitchen/dining room, smooth finish ceiling with coving.

KITCHEN/DINING ROOM

5.28m x 2.93m (17' 4" x 9' 7") Side aspect upvc double glazed door, matching range of eye and base level units incorporating granite effect roll edge work surfaces with inset one and a third bowl stainless steel sink unit with mixer tap. Built in four ring gas hob and fan assisted electric oven with grill below concealed extractor, plumbing and space for washing machine, further appliance space, tiled splashbacks. Door to understairs storage cupboard housing gas central heating boiler, space for dining table and chairs, two radiators, squared archway to conservatory, smooth finish ceiling with coving.

CONSERVATORY

4.09m x 2.46m (13' 5" x 8' 1") Rear and side aspect upvc double glazed windows, rear aspect upvc double glazed sliding patio door to terrace, radiator, two wall light points, polycarbonate roof.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, airing cupboard housing hot water cylinder tank, doors to bedrooms and bathroom, smooth finish ceiling with hatch giving access to part boarded loft space.

BEDROOM ONE

4.13m x 3.03m (13' 7" x 9' 11") Front aspect upvc double glazed window, fitted range of wardrobes offering extensive storage over hanging rail and shelf, radiator, smooth finish ceiling.

BEDROOM TWO

3.28m x 2.75m (10' 9" x 9' 0") Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM THREE

3.21m x 2.17m (10' 6" x 7' 1") max. Front aspect upvc double glazed window, radiator, built in wardrobe over bulkhead, textured and coved ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with mixer tap incorporating shower attachment. Mainly tiled walls, heated chrome towel rail, vinyl flooring, smooth finish ceiling.

REAR GARDEN

Paved terrace offering generous space for outdoor dining/entertaining leading onto mainly laid to lawn garden with small area of artificial lawn, the garden is enclosed by a combination of panel fencing and established conifer borders, with access to detached garage and timber built cabin.

CABIN

3.77m x 2.77m (12' 4" x 9' 1") Situated to rear of garden with double glazed windows and door, laminate flooring, decked veranda to front.

DETACHED GARAGE

5.09m x 2.50m (16' 8" x 8' 2") Front aspect twin opening doors, rear aspect window, power and light.

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.

