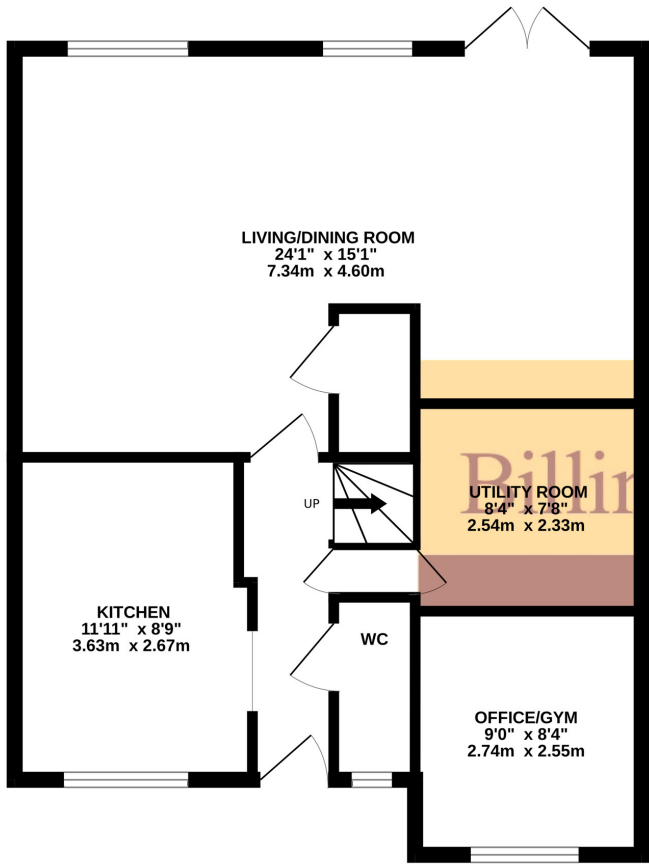
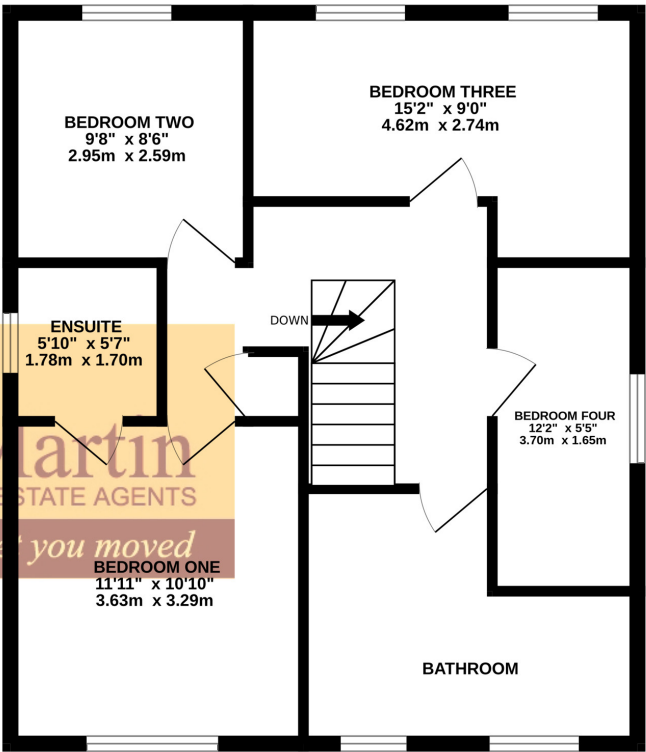


GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.1 sq.m.) approx.
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16 Comfrey Close

FARNBOROUGH, Hampshire GU14 9XX

£517,500 Freehold

A well presented Charles Church built four bedroom link detached extended family home situated on the highly sought after Barningley Park development offering easy access to local amenities including schools, Fleet Pond Nature Reserve, Bramshot Farm Country Park and junction 4a of the M3. Accommodation comprises entrance hall, cloakroom, kitchen, utility room, office/gym, open plan living/dining room, primary bedroom with ensuite, three further bedrooms, four piece bathroom. Features to note include private garden with timber built store/workshop and driveway giving parking . Energy Efficiency Rating 'D'

GROUND FLOOR

COVERED ENTRANCE

Outside courtesy lighting.

ENTRANCE HALL

Front aspect upvc multi-point locking door with opaque double glazed insert, radiator, doors to kitchen, living/dining room and utility room, stairs to first floor, laminate flooring, textured ceiling with coving.

CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage below, radiator, wall mounted consumer unit, laminate flooring, textured ceiling.

KITCHEN

11' 11" x 8' 9" (3.63m x 2.67m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl sink unit with mixer tap. Built in five ring gas hob with extractor hood above and electric oven below, Integrated washing machine , dishwasher and fridge/freezer, pull out larder, wall mounted concealed central heating gas boiler, part tiled walls, laminate flooring, textured ceiling with inset lighting.

OPEN PLAN LIVING/DINING ROOM

21' 4" x 15' 1" (6.50m x 4.60m) max. Rear aspect upvc double glazed windows and twin opening doors to terrace, two radiators, television recess with Sky feed, space suitable for large corner sofa, square archway leading to dining area, under stairs storage cupboard with light, laminate flooring, smooth finish ceiling with coving.

UTILITY

8' 4" x 7' 8" (2.54m x 2.34m) Range of eye and base level units, plumbing for washing machine, space for further appliances, doorway to office/gym, textured ceiling.

OFFICE / GYM

9' 0" x 8' 4" (2.74m x 2.54m) Front aspect upvc double glazed window, wall mounted gas and electric meters, vinyl tiled flooring, textured ceiling.

FIRST FLOOR

LANDING

Doors to all four bedrooms and bathroom, cupboard housing hot water cylinder with shelving above, access to part boarded loft space via hatch with fitted ladder, textured ceiling with coving.

BEDROOM ONE

11' 11" x 11' 10" (3.63m x 3.61m) Front aspect upvc double glazed window, radiator, space for wardrobes, door to ensuite, textured ceiling with coving.

ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage below, shower cubicle with sliding door. Fully tiled walls, chrome heated towel rail, tiled floor, smooth finish ceiling with inset lighting.

BEDROOM TWO

9' 8" x 8' 6" (2.95m x 2.59m) Rear aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM THREE

15' 2" x 9' 0" (4.62m x 2.74m)max narrowing to 7'0". Rear aspect upvc double glazed windows, two radiators, textured ceiling with coving.

BEDROOM FOUR

12' 2" x 5' 5" (3.71m x 1.65m) Side aspect upvc double glazed window, radiator, wood flooring, smooth finish ceiling with inset lighting and coving.

BATHROOM

Front aspect upvc opaque double glazed windows, four piece suite comprising high level wc, vanity inset wash hand basin with mixer tap and storage below, double shower cubicle, roll top bath with mixer tap and shower attachment. Part tiled walls, radiator, wood flooring, smooth finish ceiling with inset lighting and coving.

REAR GARDEN

Well kept garden featuring brick paved terrace offering space for outdoor dining/entertaining overlooking laid to lawn garden with second terrace to rear, timber built shed. The garden features a timber built store/workshop located to the side of the property with power and light and doors to front and rear. The garden fully enclosed via wood panel fencing.

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.

