



19 Church Circle

Farnborough, Hampshire GU14 6QH

O.I.E.O £485,000 Freehold

A very well presented extended three bedroom semi detached family home situated in the South Farnborough Conservation Area within walking distance of some of the areas most revered schools as well as being on the doorstep of King George Vth Playing Fields. Accommodation comprises an entrance hall, living room, dining room, kitchen, refitted bathroom, three bedrooms. Features to note include new flooring throughout, replacement electrical consumer unit and gas central heating boiler, generous front and rear gardens, off-road parking and garage. Energy Efficiency Rating 'tbc'.

GROUND FLOOR

ENTRANCE HALL

Front aspect hardwood door with opaque glazed inserts, side aspect upvc opaque double-glazed window, radiator, doors to living room, dining room, kitchen, and refitted bathroom. Stairs to first floor, airing cupboard housing hot water cylinder with shelving, wall mounted thermostat, telephone point, laminate flooring, textured ceiling with coving.

LIVING ROOM

16' 0" x 15' 0" (4.88m x 4.57m) max. Front aspect upvc double glazed windows, feature timber fire surround with coal effect gas fire, radiator, Cable point, understairs storage cupboard housing replacement consumer unit, gas and electric meters, laminate flooring, textured ceiling with coving.

DINING ROOM

13' 0" x 8' 7" (3.96m x 2.62m) max. Front aspect upvc double glazed window, rear aspect upvc double glazed twin opening doors to terrace, radiator, laminate flooring, textured ceiling with coving.

KITCHEN

11' 7" x 10' 11" (3.53m x 3.33m) Rear aspect upvc double glazed window and upvc double glazed door to terrace, matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl sink unit with mixer tap. Plumbing and spaces for washing machine and dishwasher, space for gas cooker below extractor hood, space for upright fridge/freezer, cupboard housing replacement gas central heating boiler, serving hatch to dining room, tiled floor, radiator, textured ceiling with coving.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower over. Heated chrome towel rail, extractor fan, tiled walls, tiled flooring, smooth finish ceiling with inset lighting and coving.

FIRST FLOOR

LANDING

Doors to all three bedrooms, access to part boarded loft space via hatch with fitted ladder and light, textured ceiling with coving.

BEDROOM ONE

16' 0" x 12' 3" (4.88m x 3.73m) max. Front aspect upvc double glazed windows, radiator, built in wardrobe with hanging rails and shelving, textured ceiling with coving.

BEDROOM TWO

15' 0" x 7' 11" (4.57m x 2.41m) Side and rear aspect upvc double glazed windows, radiator, bulkhead storage cupboard with shelving, textured ceiling with coving.

BEDROOM THREE

9' 0" x 7' 11" (2.74m x 2.41m) Rear aspect upvc double glazed window, radiator, textured ceiling with coving.

REAR GARDEN

Paved terrace with water tap and courtesy light offering space suitable for outdoor table and chairs leading onto mainly laid to lawn garden with established trees, shrub and herbaceous borders and timber sheds. The garden extends approximately 78ft and is enclosed via a combination of fencing and mature hedging with pedestrian gate to front giving access to driveway.

GARAGE

Twin opening front aspect doors, side and rear windows, power and light, pedestrian door to rear.

AGENTS NOTE

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