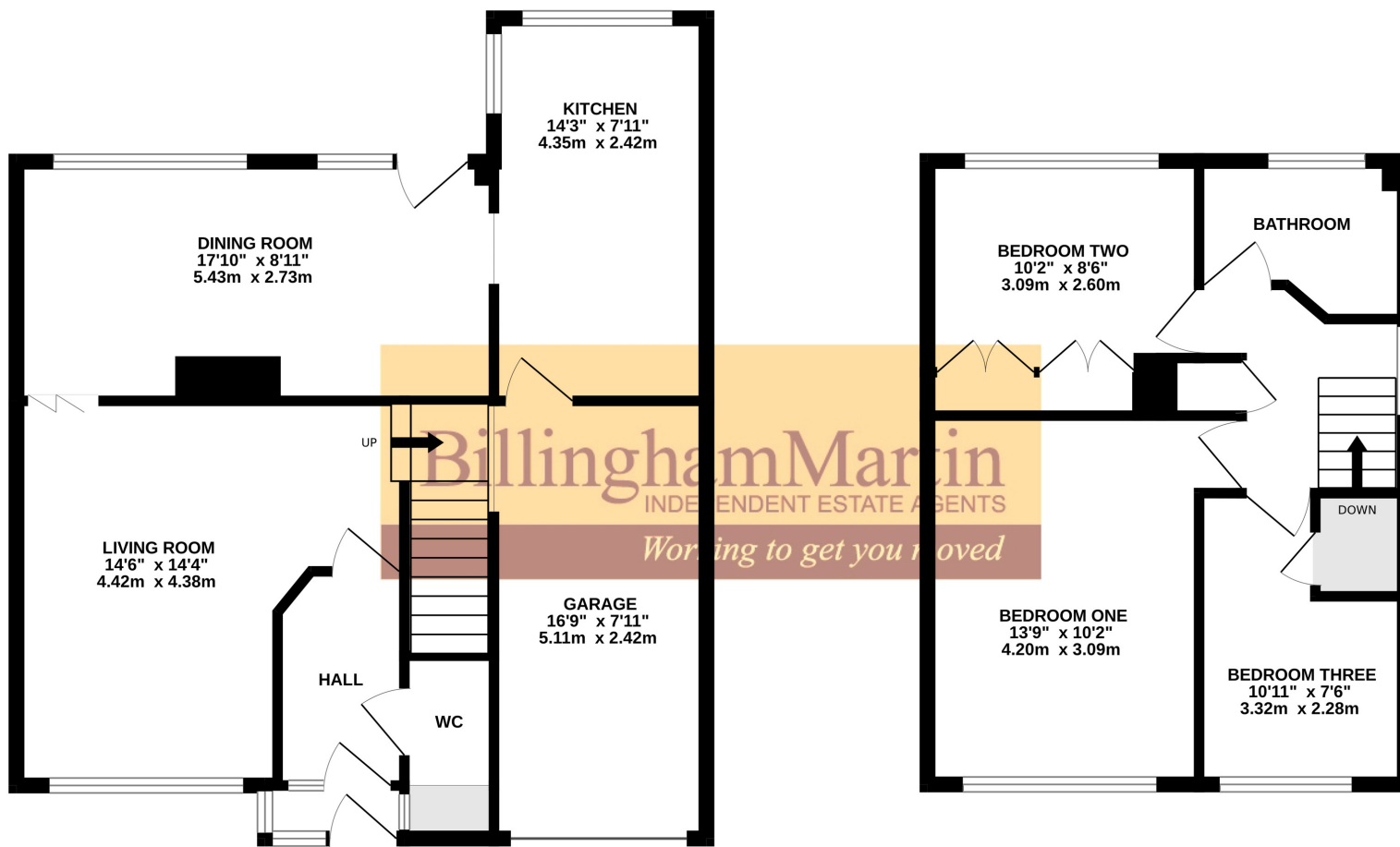


GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



30 Linstead Road

Farnborough, Hampshire GU14 9HH

£425,000 Freehold

A three bedroom extended family home offered for sale with no onward chain situated at the end of a pleasant cul-de-sac bordering Hawley Woods enjoying easy access to local schools, shops and commuter routes. Accommodation comprises porch, hall, cloakroom, living room, dining room, kitchen, three bedrooms, bathroom. Features include south facing rear garden, fitted solar panels, block paved double width driveway and garage offering potential for conversion (subject to consent). EER 'tbc'

GROUND FLOOR

PORCH

Front aspect upvc opaque double glazed door, front and side aspect upvc double glazed windows, base level storage recess, part glazed door with opaque glazed side panel to hall.

HALL

Door to cloakroom, opaque glazed door to living room, stairs to first floor, radiator, textured and coved ceiling.

CLOAKROOM

Side aspect slatted window, low level wc, wall mounted wash basin, storage recess, mainly tiled walls, vinyl flooring, smooth finish ceiling.

LIVING ROOM

4.42m x 4.38m (14' 6" x 14' 4") max. Front aspect upvc double glazed window, Cable and BT broadband points, radiator, four walls lights, shelved display recess, folding door to dining room, textured and coved ceiling

DINING ROOM

5.43m x 2.73m (17' 10" x 8' 11") Rear aspect upvc double glazed windows and upvc half opaque double glazed door, radiator, laminate flooring, archway to kitchen, textured and coved ceiling.

KITCHEN

4.35m x 2.42m (14' 3" x 7' 11") Rear and side aspect upvc double glazed windows, matching range of eye and base level units incorporating marble effect roll edge work surfaces with inset stainless steel sink unit and mixer tap. Dual fuel 'Rangemaster' cooker with glass protector and matching extractor hood over, integrated dishwasher and washing machine, free standing fridge. Tiled splashbacks, tiled floor, under unit lighting, radiator, shelved display recess, smooth finish ceiling with inset downlighters, door to garage.

GARAGE

5.11m x 2.42m (16' 9" x 7' 11") Front aspect up and over door, storage recess, wall mounted gas and electric meters, understairs storage recess, power and light.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to bedrooms and bathroom, built in linen cupboard housing replacement 'Worcester' gas central heating combination boiler, wall light, smooth finish ceiling with coving and hatch giving access to loft space

BEDROOM ONE

4.2m x 3.09m (13' 9" x 10' 2") excluding door recess. Front aspect upvc double glazed window, matching range of bedroom furniture offering extensive storage over wardrobes, drawer units and cabinets, radiator, textured and coved ceiling.

BEDROOM TWO

3.06m x 2.60m (10' 0" x 8' 6") excluding wardrobes. Rear aspect upvc double glazed window, fitted double wardrobes offering storage over hanging rail and shelf, radiator, textured and coved ceiling.

BEDROOM THREE

3.32m x 2.28m (10' 11" x 7' 6") max. Front aspect upvc double glazed window, built in wardrobe over bulkhead, radiator, textured and coved ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, p-shaped panel enclosed bath with mixer tap incorporating shower attachment and fitted 'Hans Grohe' thermostatic shower and curved glass shower screen over. Tiled walls, tiled floor, heated chrome towel rail, wall mounted bathroom cabinet, smooth finish ceiling with inset downlighters and extractor.

SOUTH FACING REAR GARDEN

Decked terrace giving space for outdoor table and chairs leading onto garden, panel fence enclosed to sides and rear with outside tap.

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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

