



**3 Chiltern Avenue
Farnborough, Hampshire GU14 9SE**

£462,000 Freehold

A three bedroom semi-detached family home situated in a non estate location within easy reach of schools, shops and junction 4a of the M3. Accommodation comprises entrance hall, living room, dining room, refitted kitchen, three bedrooms , refitted bathroom. Features to note include replacement upvc double glazing, refitted kitchen and bathroom, generous driveway offering off road parking, detached garage and private rear garden. Energy Efficiency Rating 'tbc'

GROUND FLOOR

COVERED ENTRANCE

Outside courtesy light, tiled step.

ENTRANCE HALL

Front aspect multi-point locking composite door with opaque double glazed inserts with matching side panel, radiator. Stairs to first floor landing with storage recess below housing consumer unit and electric meter, door to living room, wood flooring, textured ceiling with coving.

LIVING ROOM

14' 2" x 12' 8" (4.32m x 3.86m) max into bay. Front aspect upvc double glazed bay window, radiator, Cable point, telephone point, feature open fire with fitted log burning stove and timber surround, twin opening doors to dining room, textured ceiling with coving.

DINING ROOM

8' 11" x 8' 8" (2.72m x 2.64m) Rear aspect upvc double glazed twin opening doors to terrace, radiator, space suitable for table and chairs, open plan to kitchen, textured ceiling with coving.

KITCHEN

10' 2" x 10' 2" (3.10m x 3.10m) Rear aspect upvc double glazed window and upvc door giving access to terrace with double glazed half panel., 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 with 'flexi spray'. 'Range' style gas cooker with five ring hob and double oven below extractor canopy, plumbing and space for washing machine, recess for fridge/freezer, upright designer radiator, part tiled walls, tiled floor, smooth finish ceiling with coving with inset lighting.

FIRST FLOOR

LANDING

Side aspect upvc opaque double glazed window, doors to all three bedrooms and refitted bathroom, textured ceiling with coving and hinged hatch with fitted ladder giving access to loft space housing gas central heating boiler and hot water cylinder,

BEDROOM ONE

13' 5" x 11' 9" (4.09m x 3.58m) max. Front aspect upvc double glazed window, radiator, range of fitted wardrobes with hanging rails and shelving, laminate flooring, textured ceiling with coving.

BEDROOM TWO

13' 5" x 9' 0" (4.09m x 2.74m)max. Rear aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM THREE

8' 8" x 8' 0" (2.64m x 2.44m) Front aspect upvc double glazed window, radiator, bulkhead storage cupboard, textured ceiling with coving.

BATHROOM

Rear and side aspect upvc opaque double glazed windows, three piece suite comprising low level wc, wall mounted wash basin with mixer tap, panel enclosed bath with mixer tap and shower over. Part tiled walls, fitted mirror, radiator, heated towel rail, tiled floor, smooth finish ceiling with inset extractor fan and lighting.

OUTSIDE

REAR GARDEN

Full width paved shaped terrace with space suitable for outdoor table and chairs leading to an area of artificial lawn with well stocked flower and shrub shaped borders. Timber built shed, access to detached garage and further parking with twin opening gates to front, outside lighting and water tap. The garden extends approximately 60ft and is panel fence enclosed to sides and rear.

DETACHED GARAGE

16' 0" x 8' 0" (4.88m x 2.44m) Front aspect up and over door, side aspect windows, power and light.

AGENTS NOTE

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