



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

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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.



124 Prospect Road

Farnborough, Hampshire GU14 8LB

£537,500 Freehold

An individual well maintained three/four bedroom detached home offering versatile accommodation and generous level grounds with parking for several vehicles and outbuildings. The ground floor comprises entrance hall, living room, kitchen, cloakroom, study, bedrooms one and two/dining room, bath/wet room, with two further bedrooms to the first floor, features include refitted kitchen, replacement gas central heating boiler and landscaped west facing rear garden. The property is offered for sale with no onward chain and must be viewed to be appreciated. EER 'E'.

GROUND FLOOR

ENTRANCE HALL

Side aspect multi-point locking composite door with opaque double glazed insert, front aspect upvc opaque double glazed window, doors to bedroom one, living room, kitchen, bedroom two/dining room, bath/wet room, study. Stairway to first floor with open recess below, airing cupboard housing cylinder tank below slatted shelving, radiator, smooth finish ceiling.

BEDROOM ONE

3.65m x 3.32m (12' 0" x 10' 11") max into recess. Front aspect upvc double glazed window, complimentary built in and fitted wardrobes offering storage over hanging rail, shelf and drawer space, radiator, smooth finish ceiling with coving.

LIVING ROOM

5.18m x 3.65m (17' 0" x 12' 0") Side aspect upvc double glazed window, rear aspect double glazed door to terrace, stone fireplace with electric fire, radiator, Sky feed, broadband point, smooth finish ceiling with coving.

BATH/WET ROOM

2.48m x 2.29m (8' 2" x 7' 6") Rear aspect upvc opaque double glazed window, vanity unit inset wash basin with mixer tap and storage cabinets adjacent and below, panel enclosed bath with flush fitted controls and rinser shower, low level wc, walk in shower enclosure with shower board splashback, fitted 'Mira' thermostatic shower and floor drain. Tiled walls, vinyl flooring, heated towel rail, wall mounted fan heater, smooth finish ceiling with inset downlighters and extractor.

KITCHEN

3.37m x 3.23m (11' 1" x 10' 7") Rear aspect upvc double glazed window, side aspect part opaque glazed door to rear lobby, matching range of eye and base level units incorporating roll edge marble effect work surfaces with inset stainless steel one and a third bowl sink unit with filter mixer tap. Built in four ring electric hob below concealed extractor, built in fan assisted double oven with grill, plumbing and space for washing machine, space for fridge/freezer. Folding door to shelved pantry with side aspect upvc opaque double glazed window, breakfast bar, heated towel rail, smooth finish ceiling.

REAR LOBBY

Side aspect upvc half opaque double glazed multi-point locking door, tiled floor, door to cloakroom, smooth finish ceiling.

CLOAKROOM

Side aspect upvc opaque double glazed window, low level wc, wall mounted wash basin, shower board splashbacks, cabinet enclosed gas meter, wall mounted replacement 'Worcester' gas central heating boiler, vinyl flooring, smooth finish ceiling.

BEDROOM TWO/DINING ROOM

3.45m x 3.03m (11' 4" x 9' 11") Front aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

STUDY

2.41m x 2.15m (7' 11" x 7' 1") max. Front aspect upvc double glazed window, full depth fitted range of wardrobes offering storage over hanging rail and shelf, radiator, smooth finish ceiling.

FIRST FLOOR

LANDING

Double glazed Velux window, doors to bedrooms three and four, recessed cupboard housing water tank, smooth finish ceiling

BEDROOM THREE

3.47m x 3.35m (11' 5" x 11' 0") max. Front aspect upvc double glazed window, radiator, recessed wardrobe offering storage over hanging rail, radiator, low level door to eaves, smooth finish ceiling.

BEDROOM FOUR

4.1m x 2.5m (13' 5" x 8' 2") max. Rear aspect upvc double glazed window, radiator, smooth finish ceiling, door to walk in wardrobe with light offering storage over hanging rail and shelf, door to eaves.

OUTSIDE

FRONT OF PROPERTY

Mainly laid to lawn garden fronted by brick built wall with elevated flower bed and twin opening gated giving access to block paved driveway offering off road parking for several vehicles and access to garage, paved path to side giving pedestrian access to rear.

REAR GARDEN

Full width paved terrace extending to pathways to sides of well maintained mainly laid to lawn garden with elevated flower bed to rear, the garden extends approximately 45ft enjoying a west facing aspect and features timber built garden shed, panel fencing to sides and rear, outside tap, bin/bike covered store housing water butt, brick built garage, store and workshop.

GARAGE

4.63m x 3.31m (15' 2" x 10' 10") Front aspect up and over automated door, power and light, side aspect window and door to garden.

STORE

3.31m x 2.11m (10' 10" x 6' 11") Side aspect window and door, power and light, Belfast sink with cold water tap.

WORKSHOP

3.31m x 2.55m (10' 10" x 8' 4") Side aspect window and door, 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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

