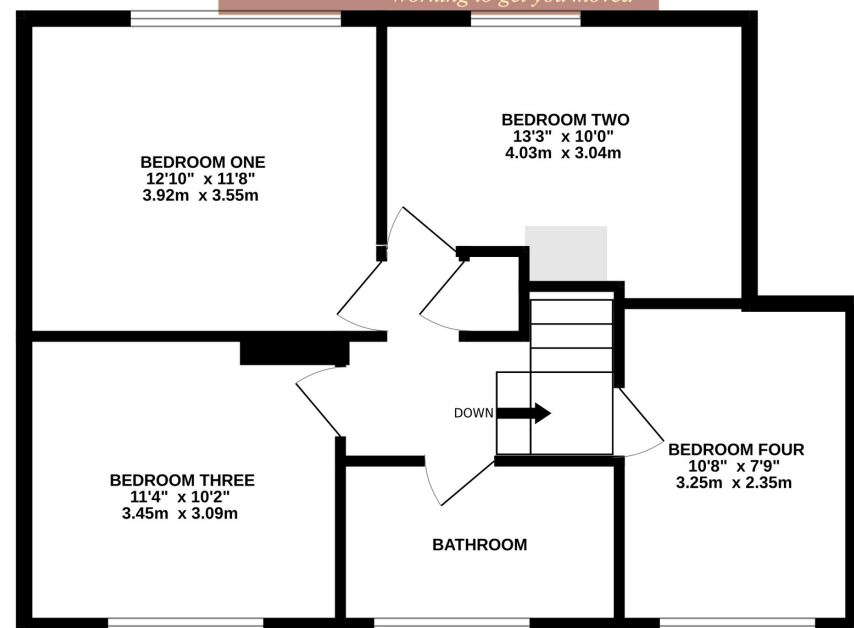


BillinghamMartin  
INDEPENDENT ESTATE AGENTS  
*Working to get you moved*



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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.



## 2 Old Rectory Gardens

FARNBOROUGH, Hampshire GU14 7BS

£750,000 Freehold

An extended four bedroom detached family home boasting a cul-de-sac position in the sought after Farnborough Park area set within walking distance of both Farnborough Main ( Waterloo 37 mins) and Farnborough North Stations as well as St Patricks and St Peters schools. Accommodation comprises entrance hall, living room, dining room, kitchen/breakfast room, cloakroom, four bedrooms, bathroom. Outside features a private south facing rear garden (approx. 65ft x 45ft) and generous frontage giving off road parking and access to garage. EER 'C'.



## GROUND FLOOR

### COVERED PORCH

Tiled step, courtesy lighting.

### ENTRANCE HALL

Front aspect multi-point locking composite door with double glazed insert and twin adjacent decorative opaque double glazed side panels, part opaque glazed doors to living room and kitchen/breakfast room, stairs to first floor, radiator, laminate flooring, thermostat, smooth finish ceiling with coving.

### LIVING ROOM

4.6m x 3.55m (15' 1" x 11' 8") Front aspect upvc double glazed window, floating flame effect electric fire, radiator, twin opening part glazed doors to dining room, smooth finish ceiling with coving.

### DINING ROOM

3.45m x 3.10m (11' 4" x 10' 2") max. Rear aspect upvc double glazed door with twin adjacent upvc double glazed window, radiator, laminate flooring, part opaque glazed door to kitchen/breakfast room, smooth finish ceiling with coving.

### KITCHEN/BREAKFAST ROOM

5.62m x 3.25m (18' 5" x 10' 8") max. Rear aspect upvc double glazed windows and multi-point locking upvc half opaque double glazed door to terrace, range of eye and base level units with roll edged work surfaces and inset one and a third bowl composite sink unit with mixer tap. Built in five ring gas hob and fan assisted electric oven, recess suitable for 'American' style fridge/freezer, plumbing and space for washing machine, doors to understairs cupboard, integral garage and cloakroom. Wall mounted gas central heating boiler, tiled splashbacks, radiator, laminate flooring, smooth finish ceiling with coving and inset downlighters.

### CLOAKROOM

Side aspect upvc opaque double glazed window, low level wc, wall mounted wash hand basin with mixer tap, half height wall tiling, laminate flooring, smooth finish ceiling with coving and inset downlighter.

### GARAGE

3.55m x 2.45m (11' 8" x 8' 0") Front aspect automated security roller door, side aspect upvc double glazed window, consumer unit, gas and electric meters, power and light.

## FIRST FLOOR

### LANDING

Doors to bedrooms, bathroom and airing cupboard housing cylinder tank, hinged hatch giving access to part boarded loft space with ladder and light, smooth finish ceiling with coving.

### BEDROOM ONE

3.92m x 3.55m (12' 10" x 11' 8") Front aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

### BEDROOM TWO

4.03m x 3.04m (13' 3" x 10' 0") max. Front aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

### BEDROOM THREE

3.45m x 3.09m (11' 4" x 10' 2") Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

### BEDROOM FOUR

3.25m x 2.35m (10' 8" x 7' 9") Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

### BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin, p-shaped panel enclosed bath with mixer tap, flush fitted 'Aqualisa' power shower and curved shower screen over. Heated towel rail/column radiator, tiled walls, tiled floor, smooth finish ceiling with coving and inset downlighters.

## OUTSIDE

### REAR GARDEN

South facing garden measuring approx. 65ft x 45ft being mainly laid to lawn with curved terrace offering space for outdoor dining/entertaining, timber shed and children's playhouse to rear, bike store to side with gate giving access to front, outside tap. The garden enjoys a private south facing aspect and is enclosed by panel fencing with pedestrian gate giving access to front.

### FRONT GARDEN

Laid to lawn garden with low level brick built retaining wall, block paved sweeping driveway offering off road parking and giving access to garage.

### 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.

