



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.
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19 Fintry Walk

Farnborough, Hampshire GU14 9HZ

£470,000 Freehold

A superbly presented extended four bedroom semi-detached family home situated in the popular 'Westfields' development offering easy access to local schools, shops, commuter routes and Hawley Woods. Accommodation comprises entrance hall, living room, refitted kitchen/dining room, cloakroom, orangery, four bedrooms, refitted four piece family bathroom. Features to note include double garage to rear and low maintenance rear garden. Energy Efficiency Rating 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect composite multi-point locking door with opaque double glazed inserts, side aspect upvc double glazed window, radiator, space for coats and shoes, part glazed door to living room, smooth finish ceiling with inset lighting.

LIVING ROOM

17' 3" x 15' 5" (5.26m x 4.70m) max. Front aspect upvc double glazed feature bow window, radiator, stairway to first floor with storage cupboard below housing consumer unit, gas and electric meters. Sky feed, square archway to refitted kitchen/dining room, laminate flooring, smooth finish ceiling with inset lighting.

KITCHEN/DINING ROOM

17' 3" x 12' 10" (5.26m x 3.91m) max. Matching range of eye and base level units incorporating granite effect work surfaces with inset stainless steel sink unit with mixer tap. Built in four ring gas hob below extractor fan, built in electric double oven and microwave, integrated washing machine, dishwasher, fridge ,freezer and wine cooler. Space suitable for dining table and chairs, radiator, doorway to rear lobby, squared archway to orangery, part tiled walls, laminate flooring, smooth finish ceiling with inset lighting.

REAR LOBBY

Side aspect upvc half opaque double glazed door, bi-folding door to cloakroom, laminate flooring, smooth finish ceiling with inset light.

REFITTED CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, wash basin with mixer tap and storage cupboard below. Tiled walls, laminate flooring, smooth finish ceiling with inset lighting.

ORANGERY

15' 7" x 10' 4" (4.75m x 3.15m) Rear aspect twin opening upvc double glazed doors giving access to terrace, rear and side aspect upvc double glazed windows, feature upvc double glazed lantern light, radiator, recess for tv, laminate flooring, smooth finish ceiling with inset lighting.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to all four bedrooms and refitted family bathroom, radiator, access to loft space via hatch which also houses the replacement combination boiler, smooth finish ceiling with inset lighting.

BEDROOM ONE

11' 0" x 10' 2" (3.35m x 3.10m) Front aspect upvc double glazed window, radiator, smooth finish ceiling with inset lighting.

BEDROOM TWO

11' 2" x 10' 10" (3.40m x 3.30m) max narrowing to 9'10".Rear aspect upvc double glazed window, radiator, smooth finish ceiling with inset lighting.

BEDROOM THREE

10' 11" x 7' 0" (3.33m x 2.13m) Front aspect upvc double glazed window, radiator, fitted single wardrobe over bulkhead, smooth finish ceiling with inset lighting.

BEDROOM FOUR

8' 1" x 7' 0" (2.46m x 2.13m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling with inset lighting.

REFITTED BATHROOM

'Velux' double glazed window, four piece suite comprising cistern enclosed wc, vanity inset wash hand basin with waterfall mixer tap and storage cupboard below. Panel enclosed bath with waterfall mixer tap and shower attachment, walk-in tiled shower with large rainfall fitting. Heated towel rail, fully tiled walls, tiled floor, smooth finish ceiling with inset lighting.

REAR GARDEN

Paved terrace offering space suitable for outdoor table and chairs leading onto the remainder of garden which is laid with artificial grass, outside tap and power points, fully enclosed via wood panel fencing with gates to front and rear, pedestrian door giving access to double garage.

DOUBLE GARAGE

17' 2" x 16' 7" (5.23m x 5.05m) Twin opening up and over doors, power and light, door to garden.

AGENTS NOTE

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