



65 Chiltern Avenue

FARNBOROUGH, Hampshire GU14 9SG

£350,000 Freehold

A two bedroom refurbished bungalow offered for sale in 'show home' condition situated in a pleasant location close to the Farnborough/Fleet border within easy reach of local amenities and commuter routes. Accommodation comprises entrance hall, living/dining room, refitted kitchen, two bedrooms, refitted bathroom. Features include replacement windows and front door, replacement gas central heating combination boiler, replacement electrical consumer unit, off road parking, detached garage and generous rear garden. EER 'C'

GROUND FLOOR

ENTRANCE HALL

Side aspect replacement multi-point locking composite door with decorative opaque double glazed inserts, doors to living/dining room, bedrooms and refitted bathroom. Radiator, shelved recess, laminate flooring, smooth finish ceiling with hatch giving access to part boarded loft space housing replacement 'Worcester' combination boiler with ladder and light.

LIVING/DINING ROOM

4.38m x 4.2m (14' 4" x 13' 9") max narrowing to 3.53m Front aspect upvc double glazed window, glazed door to kitchen, Sky and Cable feeds, range of fitted floating storage cabinets around space suitable for flat screen television, radiator, laminate flooring, smooth finish ceiling.

REFITTED KITCHEN

2.4m x 2.3m (7' 10" x 7' 7") max. Front aspect upvc double glazed window, matching range of eye and base level high gloss units finished with quartz effect work surfaces with matching upstands and inset one and a third bowl single drainer sink unit with mixer tap. Built in four ring ceramic hob and fan assisted oven with grill below built in extractor, integrated dishwasher, washing machine, fridge and freezer, under unit and under counter LED lighting, laminate flooring, smooth finish ceiling with inset downlighters.

BEDROOM ONE

3.49m x 3m (11' 5" x 9' 10") excl. door recess. Rear aspect upvc double glazed window, radiator, fitted range of bedroom furniture offering extensive storage over wardrobe and drawer units with recess suitable for flat screen television, Cable feed, smooth finish ceiling.

BEDROOM TWO

2.9m x 2.1m (9' 6" x 6' 11") Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

REFITTED BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, floating vanity unit with inset ceramic wash basin with mixer tap, panel enclosed bath with mixer tap and flush fitted dual head thermostatic shower and glass shower screen over. Heated chrome towel rail, tiled walls, tiled floor, wall mounted vanity mirror with LED lighting and demister function, smooth finish ceiling with inset downlighters,

OUTSIDE

FRONT GARDEN AND DRIVEWAY

Small lawned frontage with adjacent hardstanding suitable for off road parking leading to detached garage, outside power points and water tap, gas meter cabinet, courtesy lighting, gate giving pedestrian access to rear.

REAR GARDEN

Mainly laid to lawn garden extending approx. 25 metres

DETACHED GARAGE

5.05m x 2.50m (16' 7" x 8' 2") Front aspect up and over door, side aspect window, power and light, rear aspect pedestrian door to garden.

AGENTS NOTE

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