



44 Cherrywood Road

Farnborough, Hampshire GU14 8YB

£490,000 Freehold

A newly constructed three bedroom detached family home situated within easy reach of Farnborough Sixth Form College and Mainline station. Accommodation comprises entrance hall, cloakroom, kitchen/breakfast room, living/dining room, three bedrooms, (bedroom one with ensuite wc), four piece bathroom. Features include under floor heating to the ground floor, 10 year structural guarantee, fitted solar panels, private garden and block paved driveway extending to side of property. EER 'B'

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.

GROUND FLOOR

ENTRANCE HALL

Front aspect composite multi-point locking door with opaque double glazed inserts, doors to cloakroom, kitchen/breakfast and living/dining room, cupboard housing consumer unit and solar panel control. Stairway to first floor landing, under floor heating, smooth finish ceiling with inset lighting.

CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below. Under floor heating, smooth finish ceiling with inset lighting.

KITCHEN/ BREAKFAST ROOM

12' 5" x 11' 7" (3.78m x 3.53m)max. Front aspect upvc double glazed window, matching range of eye and base level units incorporating square edged work surfaces with inset one and a quarter bowl sink unit with mixer tap. Built in four ring induction hob and electric fan assisted oven below extractor hood, integrated washer/dryer and dishwasher, space for fridge/freezer, space suitable for table and chairs, under floor heating, under unit lighting, smooth finish ceiling with inset lighting.

LIVING/DINING ROOM

19' 5" x 15' 9" (5.92m x 4.80m) Rear aspect upvc double glazed window and twin opening doors to terrace, under floor heating, understairs storage cupboard, smooth finish ceiling with inset lighting.

FIRST FLOOR

LANDING

Doors to all three bedrooms and bathroom, cupboard housing water cylinder, access to loft space via hatch, smooth finish ceiling.

BEDROOM ONE

16' 0" x 9' 3" (4.88m x 2.82m) Front aspect upvc double glazed windows, two radiators, door to ensuite wc, smooth finish ceiling.

ENSUITE

Two piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and cupboard below. Part tiled walls, extractor fan, smooth finish ceiling with inset lighting.

BEDROOM TWO

11' 10" x 10' 11" (3.61m x 3.33m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM THREE

10' 0" x 8' 3" (3.05m x 2.51m)max. Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BATHROOM

Side aspect upvc opaque double glazed window, four piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap, shower cubicle. Chrome heated towel rail, part tiled walls, extractor fan, smooth finish ceiling with inset lighting.

REAR GARDEN

Full width paved terrace with space suitable for outdoor table and chairs leading to laid to lawn garden, fully enclosed via wood panel fencing with pedestrian gate to front.

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.

