



1 Hart Close

Farnborough, Hampshire GU14 9HQ

£475,000 Freehold

A very well presented extended five bedroom semi-detached family home situated in a popular small development within walking distance of local schools, shops and Hawley Woods. Accommodation comprises entrance hall, living room, family room, refitted 17ft kitchen/dining, utility room, cloakroom, five bedrooms, bathroom and ensuite. Features to note include replacement combination boiler and consumer unit, block paved driveway parking for several vehicles to front and detached garage to rear with further block paved driveway parking. EER 'C'

GROUND FLOOR

COVERED ENTRANCE

Tiled floor.

ENTRANCE HALL

Front aspect composite multi-point locking door with double glazed inserts and matching side panel, stairway to first floor landing with storage cupboard below housing replacement consumer unit, gas and electric meters. Doors to living room, family room and refitted kitchen/dining room, upright designer radiator, luxury vinyl tiled flooring, smooth finish ceiling with inset lighting.

LIVING ROOM

14' 6" x 11' 3" (4.42m x 3.43m) Front aspect upvc double glazed window, radiator, display open fire recess, telephone connection point, wood flooring, smooth finish ceiling.

FAMILY ROOM

14' 6" x 8' 7" (4.42m x 2.62m) Front aspect upvc double glazed window, radiator, wood flooring, smooth finish ceiling.

REFITTED KITCHEN/DINING ROOM

16' 11" x 12' 2" (5.16m x 3.71m) Rear aspect upvc double glazed windows and half double glazed door to garden. Matching range of eye and base level units incorporating marble effect work surfaces with inset one and a quarter bowl sink unit with mixer tap. Space suitable for gas range style cooker below extractor hood, space for dining table and chairs, door to utility room, upright designer radiator, luxury vinyl tiled flooring, smooth finish ceiling with inset lighting.

UTILITY ROOM

9' 5" x 8' 7" (2.87m x 2.62m) Rear aspect upvc double glazed window and half double glazed door to garden. Range of eye level units, plumbing and space for washing machine and American style fridge/freezer, space for further appliances. door to refitted cloakroom, radiator, tiled flooring, smooth finish ceiling with inset lighting.

CLOAKROOM

Rear aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted corner wash hand basin with mixer tap, tiled floor, smooth finish ceiling with coving.

FIRST FLOOR

LANDING

Doors to all five bedrooms and refitted bathroom, cupboard housing replacement combination boiler, access to part boarded loft space via hatch with light, textured ceiling.

BEDROOM ONE

14' 7" x 8' 7" (4.45m x 2.62m) Front aspect upvc double glazed window, radiator, door to ensuite, smooth finish ceiling.

ENSUITE

Side aspect upvc double glazed window, two piece suite comprising wall mounted wash hand basin and tiled shower cubicle, chrome heated towel rail, vinyl floor, textured ceiling with inset lighting.

BEDROOM TWO

13' 2" x 10' 1" (4.01m x 3.07m) Front aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM THREE

10' 10" x 9' 1" (3.30m x 2.77m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM FOUR

10' 8" x 6' 11" (3.25m x 2.11m)max. Front aspect upvc double glazed window, radiator, bulkhead storage cupboard with shelving, laminate floor, smooth finish ceiling.

BEDROOM FIVE

8' 7" x 6' 0" (2.62m x 1.83m) Rear aspect upvc double glazed window, radiator, laminate floor, smooth finish ceiling.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed windows, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboards below, panel enclosed bath with mixer tap and shower over, part tiled walls, fitted screen, chrome heated towel rail, laminate floor, smooth finish ceiling.

DETACHED GARAGE

Front aspect up and over door, side aspect upvc double glazed window and door, power and light, inspection pit.

GARDEN

Laid to lawn with hard standing base for shed, outside tap and power points, fully enclosed via wood panel fencing with gate to rear giving access to garage and block paved driveway.

AGENTS NOTE

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