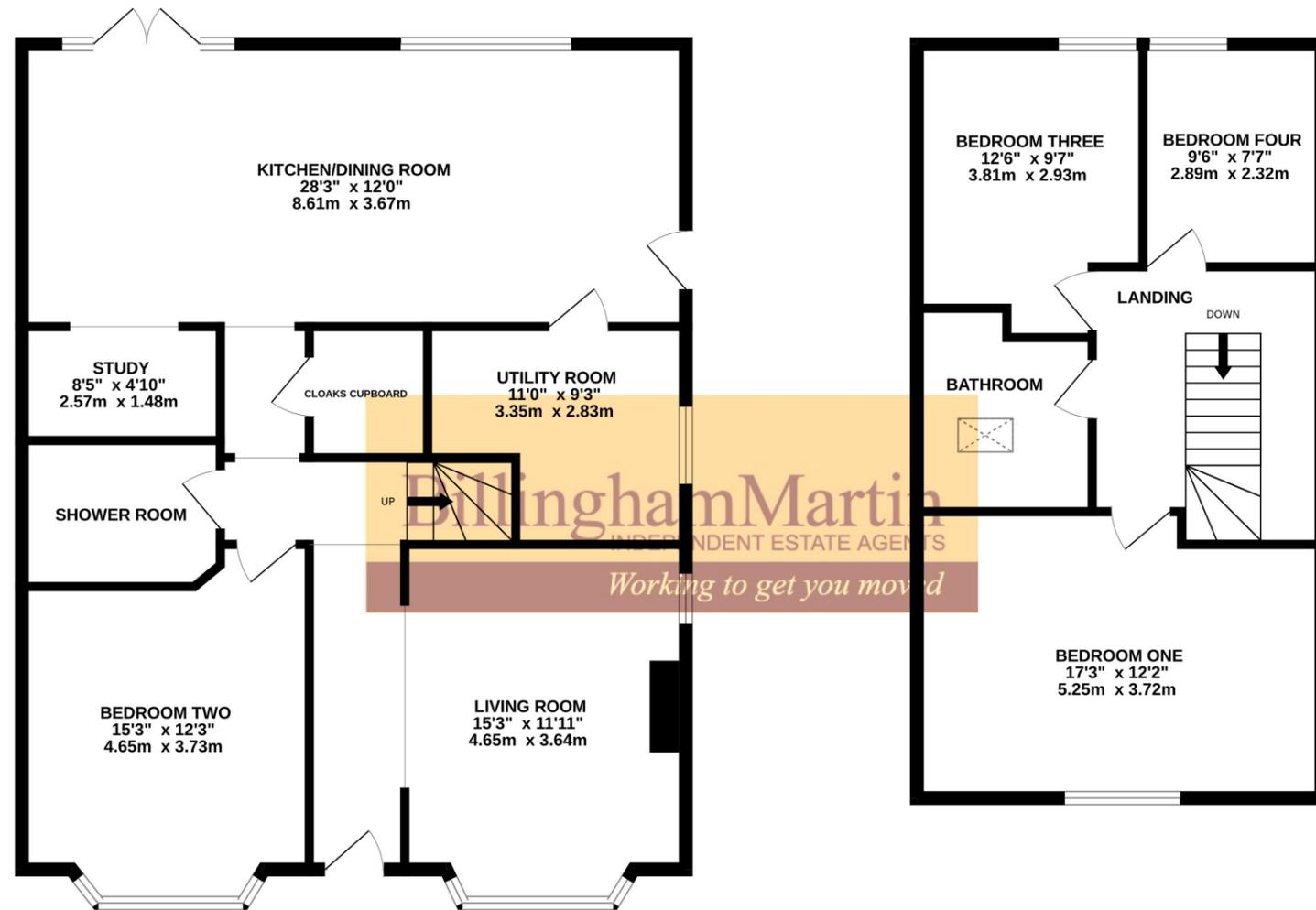


GROUND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.

1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 sq.m.) approx.
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23 Hazel Avenue

Farnborough, Hampshire GU14 0HA

£535,000 Freehold

A three/four bedroom detached family home offered for sale with no onward chain situated within easy access to local amenities including schools, shops and playing fields as well as the areas main commuter routes. Accommodation comprises entrance hall, living room, 28ft kitchen/dining room, study, utility room, three/four bedrooms, refitted bathroom and shower room. Features include driveway parking for four vehicles to front and garage with second driveway to rear, private 50ft by 80ft rear garden. EER 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect multi-point locking door with opaque double glazed insert, radiator, archway to living room, doors to bedroom two and shower room, door to walk-in cloaks cupboard, archway to kitchen/dining room. Staircase to first floor landing, laminate flooring, smooth finish ceiling with coving and inset lighting.

LIVING ROOM

15' 3" x 11' 11" (4.65m x 3.63m)max into bay. Front aspect upvc double glazed bay window, side aspect upvc double glazed window, radiator, feature open fire recess, wall light point, telephone connection point, Cable point, smooth finish ceiling with coving and inset lighting.

BEDROOM TWO

15' 3" x 12' 3" (4.65m x 3.73m) max into bay. Front aspect upvc double glazed bay window, radiator, feature wall mounted electric flame effect fire with tv recess above, laminate flooring, smooth finish ceiling with coving and inset lighting.

SHOWER ROOM

Three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, tiled shower cubicle, chrome heated towel rail, part tiled walls, luxury vinyl tiled flooring, smooth finish ceiling with inset lighting and extractor fan.

WALK-IN CLOAKS CUPBOARD

Suitable for coats and shoes, hanging rails and shelving, laminate flooring, smooth finish ceiling with inset lighting.

KITCHEN/DINING ROOM

28' 3" x 12' 0" (8.61m x 3.66m) Rear aspect upvc double glazed twin opening doors to terrace, rear aspect upvc double glazed window, side aspect upvc double glazed door. Matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl sink unit with drainer and mixer tap, plumbing and space for dishwasher, five ring range style gas cooker with double oven below extractor fan, plumbing and space for 'American' style fridge/freezer. Part tiled walls, door to utility room, space suitable for dining table and chairs, radiator, archway to study, luxury vinyl tiled flooring, smooth finish ceiling with inset lighting.

STUDY

8' 5" x 4' 10" (2.57m x 1.47m) Space for desk and seating, Cable point, laminate flooring, smooth finish ceiling with inset lighting.

UTILITY ROOM

11' 0" x 9' 3" (3.35m x 2.82m)max. Side aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces, wall mounted replacement combination gas boiler, plumbing and space for washing machine, wall mounted consumer unit, solid wood flooring, smooth finish ceiling.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom, radiator, smooth finish ceiling with inset lighting.

Note: This has areas of restricted head height.

BEDROOM ONE

17' 3" x 12' 2" (5.26m x 3.71m) Front aspect upvc double glazed window, radiator, fitted wardrobe with hanging rails and shelving, doors to eave storage space, smooth finish ceiling with inset lighting.

Note: This room has areas of restricted head height.

BEDROOM THREE

12' 6" x 9' 7" (3.81m x 2.92m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling with inset lighting.

Note: This room has areas of restricted head height.

BEDROOM FOUR

9' 6" x 7' 7" (2.90m x 2.31m) Rear aspect upvc double glazed window, radiator, access to eave storage space, smooth finish ceiling with inset lighting.

Note: This room has areas of restricted head height.

BATHROOM

Side aspect double glazed skylight, four piece suite comprising low level wc, wall mounted wash hand basin with mixer tap, tiled enclosed bath with mixer tap and shower attachment, tiled shower cubicle. Chrome heated towel rail, laminate flooring, extractor fan, smooth finish ceiling with inset lighting.

Note: This room has areas of restricted head height.

OUTSIDE

FRONT OF PROPERTY

Laid to lawn with well stocked shaped flower and shrub borders, gravel driveway offering parking for four vehicles.

REAR GARDEN

Paved terrace offering generous space for outdoor dining/entertaining with courtesy lighting leading to the mainly laid to lawn with well stocked flower and shrub borders, gate to rear giving access to driveway and garage, fully enclosed with shingled pathway to side leading to pedestrian gate giving access to front.

GARAGE

Front aspect up and over door, side aspect window and door to rear garden, power and light.

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.

