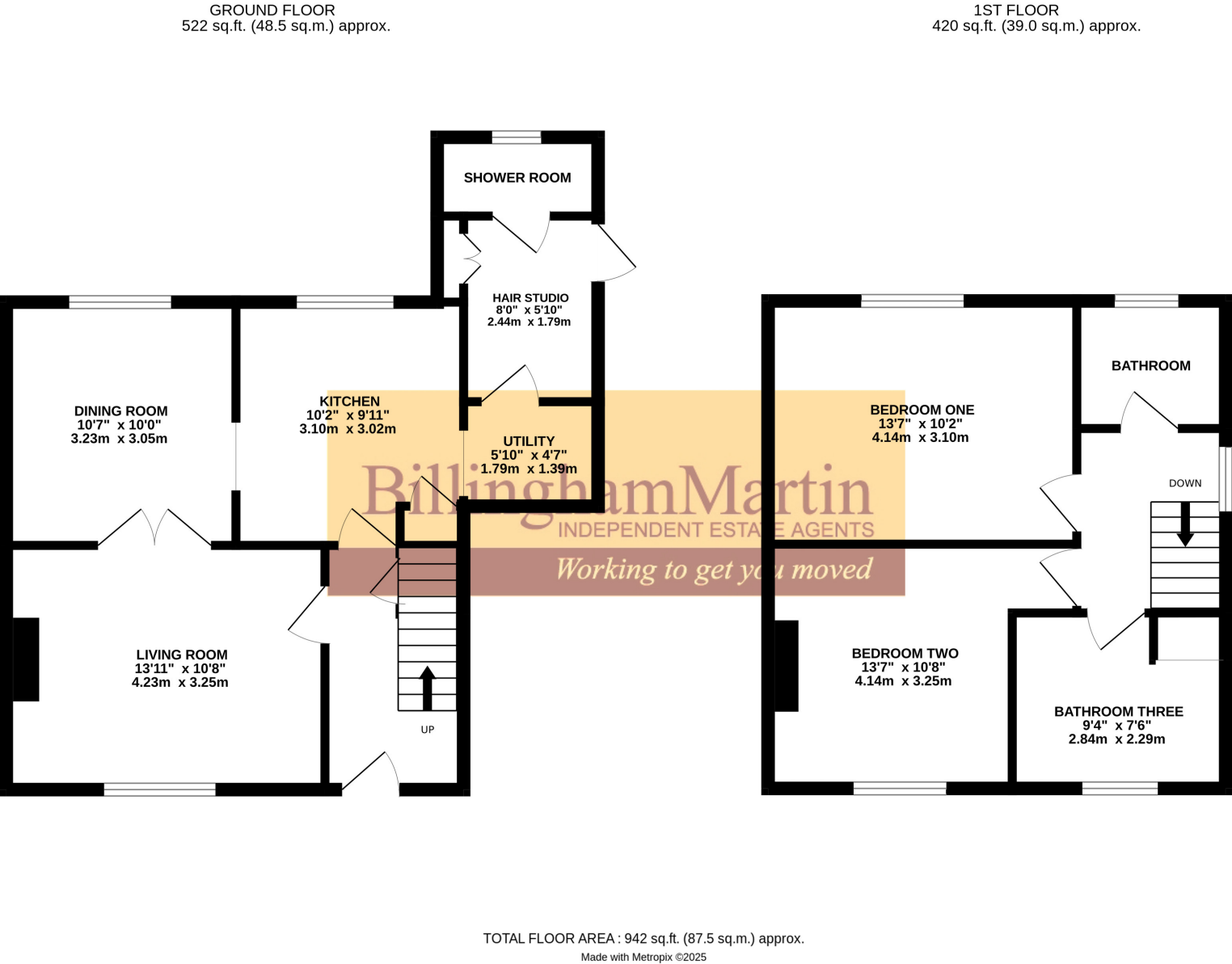




42 Cripsey Road

Farnborough, Hampshire GU14 9QA

£460,000 Freehold

Benefitting from an unusually generous plot offering considerable scope for extension (stpp) is this superbly presented three bedroom semi-detached family home situated within walking distance of a choice of local schools, Hawley Woods and local shops. Accommodation comprises entrance hall, living room, dining room, refitted kitchen, utility, hair studio, refitted shower room, three bedrooms, refitted bathroom. Features to note include a 80ft by 100ft garden with timber built summer house, replacement gas central heating combination boiler and driveway parking. Energy Efficiency Rating 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect composite multi-point locking door with opaque double glazed inserts, radiator, stairs to first floor landing with storage cupboard below housing consumer unit, gas and electric meters. Doors to living room and refitted kitchen, textured ceiling with coving.

LIVING ROOM

13' 11" x 10' 8" (4.24m x 3.25m) Front aspect upvc double glazed window, radiator, feature brick open fireplace with wooden mantle and tiled hearth, Sky feed, twin opening doors to dining room, smooth finish ceiling with coving.

REFITTED KITCHEN

10' 2" x 9' 11" (3.10m x 3.02m) Rear 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. Space suitable for range style gas cooker below extractor hood, integrated dishwasher, built in larder cupboard, part tiled walls, doorway to dining room, squared archway to utility, laminate flooring, smooth finish ceiling with inset lighting and coving.

DINING ROOM

10' 7" x 10' 0" (3.23m x 3.05m) Rear aspect upvc double glazed window, space suitable for table and chairs, radiator, doorway to refitted kitchen, laminate flooring, smooth finish ceiling with coving.

UTILITY

5' 10" x 4' 7" (1.78m x 1.40m) Plumbing and space for 'American' style fridge/freezer, space for tumble dryer and further appliance, door to hair studio, laminate flooring, smooth finish ceiling with inset lighting.

HAIR STUDIO

8' 0" x 5' 10" (2.44m x 1.78m) Side aspect upvc double glazed door to garden, range of base level fitted units with fitted wooden worktop, ceramic basin with tap and shower attachment, part tiled walls, radiator. Wall mounted concealed replacement gas central heating combination boiler, laminate flooring, door to refitted shower room, smooth finish ceiling with inset lighting.

REFITTED SHOWER ROOM

Rear aspect upvc opaque double glazed window, 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, extractor, vinyl flooring, smooth finish ceiling.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, radiator, doors to all three bedrooms and refitted bathroom, textured ceiling with coving and hinged hatch giving access to fully boarded and carpeted loft space with fitted timber ladder, power and light.

BEDROOM ONE

13' 7" x 10' 3" (4.14m x 3.12m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

BEDROOM TWO

13' 7" x 10' 8" (4.14m x 3.25m) max into door recess. Front aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM THREE

9' 4" x 7' 6" (2.84m x 2.29m) Front aspect upvc double glazed window, radiator, fitted wardrobe with hanging rail and shelving, textured ceiling with coving.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower over. Radiator, fully tiled walls, smooth finish ceiling.

REAR GARDEN

100' 0" x 80' 0" (30.48m x 24.38m) Approx. Raised shingled terrace offering space for outdoor dining/entertaining leading onto mainly laid to lawn garden with shaped flower and shrub borders, further down the garden there is a timber built shed and summer house with a decked terrace. The garden is fully enclosed via wood fencing and mature hedging and mature apple tree with gates giving access to driveway and Cove School playing fields.

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.

