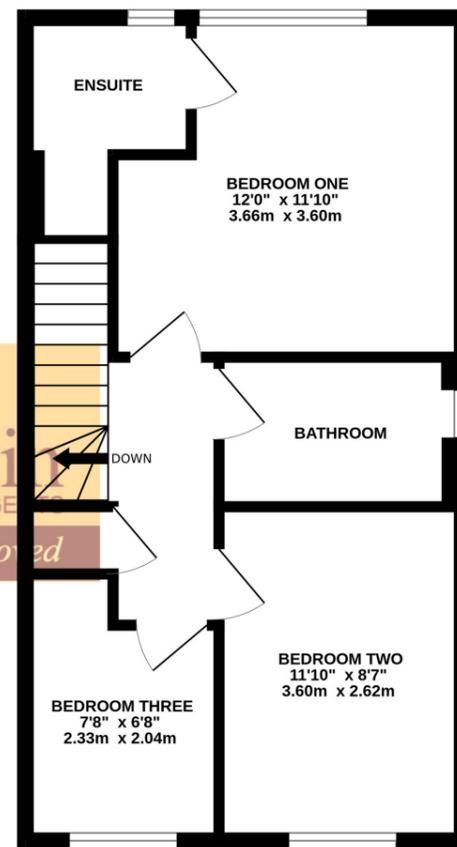
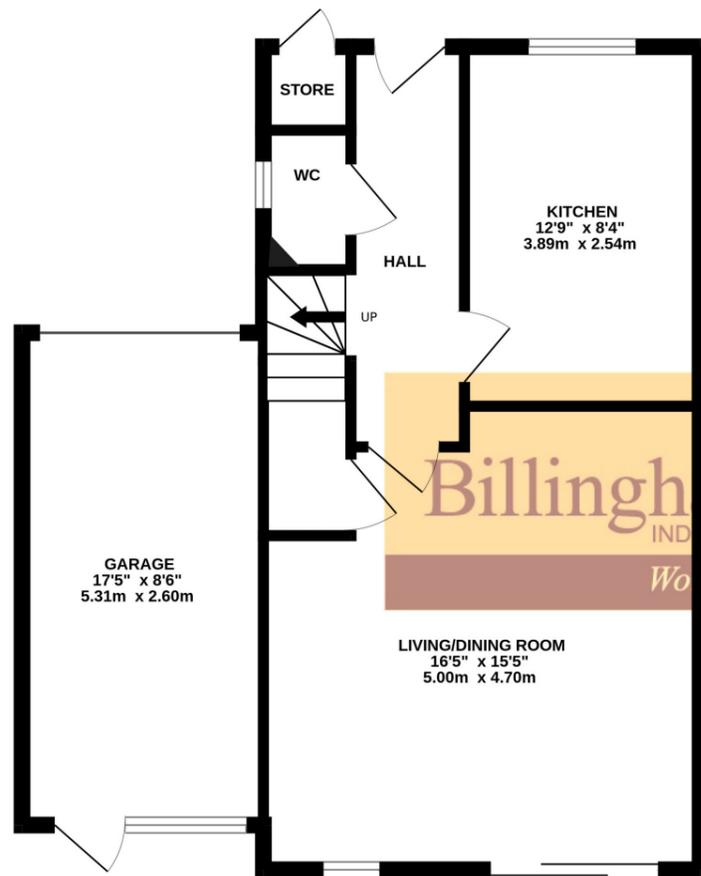


GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.  
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## 16 Herbs End

Farnborough, Hampshire GU14 9YD

£485,000 Freehold

A well presented three bedroom link detached family home situated on the sought after Barningley Park development close the Farnborough/Fleet border enjoying easy access to local amenities and commuter routes. Accommodation comprises, entrance hall, cloakroom, refitted kitchen, generous living/dining room, three bedrooms, refitted ensuite and bathroom. To the rear of the property is a private garden siding onto spinney with the front boasting driveway and garage and additional covered parking for two further vehicles via timber built carport. EER 'C'.

## GROUND FLOOR

### COVERED PORCH

External storage cupboard housing gas and electric meters.

### ENTRANCE HALL

Front aspect multi-point locking door with opaque double glazed inserts, opaque glazed door to cloakroom, glazed door to living room, door to refitted kitchen, stairs to first floor, radiator, decorative wall panelling, laminate flooring smooth finish ceiling with inset downlighters.

### CLOAKROOM

Side aspect opaque double glazed window, low level wc, floating vanity unit inset wash basin with mixer tap and storage cabinet below. Designer radiator, half height wall tiling, wall mounted replacement electrical consumer unit, laminate flooring, smooth finish ceiling.

### REFITTED KITCHEN

3.89m x 2.54m (12' 9" x 8' 4") Front aspect double glazed window, range of eye and base level units with marble effect work surfaces and splashbacks with inset one and a third bowl sink unit with mixer tap. Built in four ring gas hob and fan assisted electric oven with grill, integrated dishwasher plumbing and space for washing machine, space for 'American' style fridge freezer. Wall mounted 'Vaillant' replacement gas central heating boiler, radiator, laminate flooring, smooth finish ceiling with inset downlighters.

### LIVING/DINING ROOM

5m x 4.7m (16' 5" x 15' 5") Rear aspect double glazed window and aluminium double glazed sliding door to terrace, door to understairs storage cupboard, two radiators, broadband point, laminate flooring, smooth finish ceiling with coving.

## FIRST FLOOR

### LANDING

Doors to bedrooms and refitted bathroom, built in airing cupboard housing cylinder tank and shower pump below slatted shelving, textured ceiling with access to loft space via hatch.

### BEDROOM ONE

3.66m x 3.60m (12' 0" x 11' 10") max. Front aspect double glazed window, fitted twin double wardrobe offering storage over hanging rail and shelf, radiator, decorative wall panelling, textured and coved ceiling, door to refitted ensuite.

### ENSUITE

Front aspect opaque double glazed window, cistern enclosed wc, vanity unit mounted wash basin with mixer tap and storage cabinet below, walk in shower with dual head thermostatic shower and fitted tray, tiled walls, tiled floor, heated towel rail, shaver point, ceiling with inset downlighters and extractor.

### BEDROOM TWO

3.6m x 2.62m (11' 10" x 8' 7") Rear aspect double glazed window, radiator, textured and coved ceiling.

### BEDROOM THREE

2.33m x 2.04m (7' 8" x 6' 8") excluding recess. Rear aspect double glazed window, radiator, laminate flooring, smooth finish ceiling with coving.

### REFITTED BATHROOM

Side aspect opaque double glazed window, low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with mixer tap and flush fitted shower over. Tiled walls, tiled floor, heated towel rail, shaver point, smooth finish ceiling with inset extractor and downlighters

### FRONT OF PROPERTY

Hardstanding driveway leading to garage, double width timber carport offering additional covered parking with sensor light, pedestrian gate to rear, outside tap. the property overlooks a lightly wooded green and owns the driveway approach from the road.

### REAR GARDEN

Full width paved terrace offering space for outdoor dining/entertaining leading onto mainly laid to lawn garden being fully enclosed with storage space to side fronted via pedestrian gate, outside lighting and power points, timber planters, pedestrian door into garage

### 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.

