



93 Sycamore Road

Farnborough, Hampshire GU14 6RE

£675,000 Freehold

A well presented four bedroom detached family home situated in a sought after location within easy reach of local amenities and revered schools enjoying views across the popular King George Vth Playing Fields. Accommodation comprises entrance hall, cloakroom, kitchen, dining room, living room, family room, study, main bedroom with dressing room , three further bedrooms, family bathroom. Features to note include private rear garden and generous frontage offering driveway parking for a number of vehicles, early viewing is recommended to avoid disappointment. EER 'D'



GROUND FLOOR

ENTRANCE HALL

Side aspect hardwood door with opaque glazed inserts, front aspect upvc double glazed window, radiator, doors to cloakroom and living room, archway to kitchen, turning staircase to first floor, storage cupboard suitable for coats and shoes, tiled floor, smooth finish ceiling with coving.

CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity inset wash hand basin with storage cupboard below. Plumbing and space for washing machine, space for tumble dryer, tiled floor, textured ceiling.

LIVING ROOM

23' 5" x 11' 4" (7.14m x 3.45m) Front aspect upvc double glazed window, rear aspect upvc double glazed twin opening doors to decked terrace, feature brick built open fireplace, doors to dining room and family room. Radiator, solid wood flooring, Sky feed, wall light points, smooth finish ceiling with coving.

KITCHEN

11' 0" x 10' 7" (3.35m x 3.23m) Side aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl ceramic sink unit with drainer and mixer tap. Space for range style gas cooker below extractor hood, plumbing and space for dishwasher, space for upright fridge/freezer, wall mounted concealed gas central heating combination boiler, archway to dining room, tiled floor, smooth finish ceiling with inset lighting.

DINING ROOM

12' 0" x 11' 0" (3.66m x 3.35m) Rear aspect upvc double glazed twin opening doors to decked terrace, side aspect door to lean-to, side aspect upvc double glazed window. Space suitable for dining table and chairs, radiator, door to living room, tiled floor, smooth finish ceiling with inset lighting.

FAMILY ROOM

14' 5" x 8' 6" (4.39m x 2.59m) Rear aspect upvc double glazed window, radiator, twin opening doors to study, solid wood flooring, textured ceiling with coving.

STUDY

12' 9" x 8' 6" (3.89m x 2.59m) Front aspect upvc double glazed window, solid wood flooring, textured ceiling.

FIRST FLOOR

LANDING

Front aspect upvc double glazed window, doors to all four bedrooms and bathroom, radiator, access to loft space via hatch, smooth finish ceiling with coving.

BEDROOM ONE WITH DRESSING ROOM

12' 0" x 11' 6" (3.66m x 3.51m) Rear and side aspect upvc double glazed windows, radiator, archway to dressing room with walk-in wardrobe, wall light point, textured ceiling with coving.

BEDROOM TWO

14' 10" x 10' 11" (4.52m x 3.33m) Rear and side aspect upvc double glazed windows, radiator, range of fitted wardrobes with hanging rails and shelving, smooth finish ceiling.

BEDROOM THREE

11' 6" x 9' 8" (3.51m x 2.95m) Front aspect upvc double glazed window, radiator, door to walk-in wardrobe with hanging rails and fitted shelving, textured ceiling.

BEDROOM FOUR

8' 9" x 7' 2" (2.67m x 2.18m) Side aspect upvc double glazed window, fitted wardrobe with hanging rail and shelving, smooth finish ceiling.

FAMILY BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, bath with mixer tap with shower over. Fitted screen, part tiled walls, chrome heated towel rail, tiled floor, smooth finish ceiling with inset lighting.

REAR GARDEN

Full width decked terrace with timber built bar offering perfect space for outdoor entertaining leading onto mainly laid to lawn garden with well stocked flower and shrub borders, fully enclosed via wood panel fencing with pedestrian access to front via lean-to.

AGENTS NOTE

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