



20 Giffard Drive

Farnborough, Hampshire GU14 8PU

£395,000 Freehold

A two-bedroom semi-detached bungalow benefiting from a loft conversion offered for sale with no onward chain and being in need of some updating situated on the sought after West Heath development enjoying easy access to local shops, G.P. Surgery, bus routes and playing fields. Accommodation comprises entrance hall, living room, dining room, conservatory, kitchen, two double bedrooms, shower room, ensuite bathroom. Features include potential for further extension (stpp), 100ft rear garden, off road parking and garage. EPC 'D'

GROUND FLOOR

ENTRANCE HALL

Side aspect upvc multi-point locking door with opaque double glazed insert, matching side panel and upvc opaque double glazed window. Stairway to first floor landing with storage recess below, doors to living room, kitchen, bedroom two and shower room. Two radiators, dado rail, cupboard housing electric meter and consumer unit, telephone connection point, tiled floor, smooth finish ceiling with coving.

LIVING ROOM

14' 0" x 11' 0" (4.27m x 3.35m) Front aspect upvc double glazed window, radiator, feature gas fire, Cable point, archway to dining room, smooth finish ceiling with coving.

DINING ROOM

11' 1" x 11' 0" (3.38m x 3.35m) Rear aspect upvc double glazed casement doors to the conservatory, radiator, smooth finish ceiling with coving.

CONSERVATORY

9' 10" x 7' 6" (3.00m x 2.29m) Rear aspect upvc double glazed windows and twin opening doors to terrace, radiator, wall light points.

KITCHEN

10' 1" x 9' 10" (3.07m x 3.00m) Rear aspect upvc double glazed window and composite multi-point locking stable door with double glazed insert leading to terrace. Matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl sink unit with mixer tap, plumbing and space for washing machine, integrated dishwasher. Space for gas cooker below extractor hood, space for fridge/freezer, part tiled walls, radiator, tiled floor, smooth finish ceiling with coving.

BEDROOM TWO

10' 0" x 9' 10" (3.05m x 3.00m) Front aspect upvc double glazed window, radiator, range of fitted wardrobes with hanging rails and shelving, smooth finish ceiling with coving.

SHOWER ROOM

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with storage cupboards below, double shower cubicle. Heated chrome towel rail, extractor fan, fully tiled walls, tiled floor, smooth finish ceiling with inset lighting and coving.

FIRST FLOOR

LANDING

Rear aspect upvc double glazed window, cupboard housing gas central heating combination boiler, door to bedroom one, smooth finish ceiling with coving.

BEDROOM ONE

13' 0" x 10' 7" (3.96m x 3.23m) * max including areas with restricted head height *. Rear aspect upvc double glazed window, radiator, fitted wardrobes with hanging rails and shelving, door to ensuite bathroom, smooth finish ceiling with inset lighting.

ENSUITE BATHROOM

Side aspect double glazed 'Velux' window, three piece suite comprising low level wc, wall mounted wash basin with mixer tap, panel enclosed bath with mixer tap and shower attachment. Heated chrome towel rail, part tiled walls, tiled floor, smooth finish ceiling with inset lighting.

OUTSIDE

REAR GARDEN

Approx. 100ft Paved terrace leading to mainly laid to mainly lawn garden with shaped flower and shrub borders, timber built shed/workshop with power, fully enclosed via wood panel fencing with pedestrian gate to side giving access to driveway.

GARAGE

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

AGENTS NOTE

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