



91 Fleet Road

Farnborough, Hampshire GU14 9RE

£625,000 Freehold

A well presented four double bedroom detached home offered for sale with no onward chain boasting a generous plot with a 150ft southerly aspect rear garden. The well balanced accommodation comprises of a welcoming entrance hall, family room, living/dining room, shower room, kitchen, utility, four double bedrooms, refitted bathroom. Features to note include potential for loft conversion(stpp), detached double garage/workshop (7m x 5.9m) and additional outbuildings including a second garage, further workshop and studio. EER 'D'

GROUND FLOOR

PORCH

Front aspect upvc door with twin opaque double glazed decorative inserts and matching side panel, space for coats and shoes, part opaque glazed door with matching side panel to entrance hall.

ENTRANCE HALL

Side aspect glass block window, part glazed recessed sliding doors to family room, part glazed doors to living/dining room and kitchen/breakfast room, door to shower room, base level cabinet housing replacement consumer unit, gas and electric meters. Wood strip flooring, radiator, thermostat, stairway to first floor, smooth finish ceiling with coving and inset downlighters.

FAMILY ROOM

5.08m x 2.92m (16' 8" x 9' 7") Front and side aspect upvc double glazed windows, two radiators, wood strip flooring, smooth finish ceiling with coving and inset downlighters.

LIVING/DINING ROOM

7.6m x 3.79m (24' 11" x 12' 5") Front aspect upvc double glazed window, rear aspect twin opening upvc double glazed doors with matching side panels giving access an views onto terrace, recessed gas fire (disconnected), two radiators, wood strip flooring, smooth finish ceiling with twin ceiling roses and coving.

SHOWER ROOM

Side aspect upvc opaque double glazed window, three piece suite comprising pedestal mounted wash basin, wc, shower enclosure with fitted thermostatic shower and sunken tray. Tiled walls, tiled floor, low level door to understairs storage cupboard, heated chrome towel rail, smooth finish ceiling.

KITCHEN/BREAKFAST ROOM

4.36m x 2.96m (14' 4" x 9' 9") Rear and side aspect upvc double glazed windows, range of eye and base level units with marble effect works surfaces and inset stainless steel sink unit. Built in five ring gas hob below concealed extractor, fan assisted double oven with grill, integrated dishwasher, space for 'American' style fridge/freezer. Tiled splashbacks, tiled floor, breakfast bar, smooth finish ceiling with directional downlighters, archway to utility.

UTILITY

Rear aspect upvc double glazed window, side aspect upvc door with decorative double glazed insert. Matching range of eye and base level units and work surface, plumbing and space for washing machine, space for dryer, wall mounted gas central heating boiler, tiled splashbacks, tiled floor, smooth finish ceiling with coving and inset downlighter.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to bedrooms and refitted bathroom, smooth finish ceiling with coving and twin ceiling roses. Large hatch giving access to boarded loft space with fitted ladder, power and light offering potential for conversion (stpp).

BEDROOM ONE

4.37m x 4.37m (14' 4" x 14' 4") max. Front and side aspect upvc double glazed windows, fitted range of wardrobes offering extensive storage over hanging rail and shelf, radiator, smooth finish ceiling with coving and directional downlighters.

Agents Note: This room has reduced head height either side of the front dormer window.

BEDROOM TWO

3.77m x 3.4m (12' 4" x 11' 2") max. Front aspect upvc double glazed window, fitted range of wardrobes offering storage over hanging rail and shelf, radiator, smooth finish ceiling with coving and ceiling rose.

BEDROOM THREE

4.08m x 2.86m (13' 5" x 9' 5") Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving and ceiling rose.

BEDROOM FOUR

3.17m x 2.96m (10' 5" x 9' 9") Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving and ceiling rose.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three peice suite comprising cistem enclosed wc, floating vanity unit inset wash basin with mixer tap, p-shaped panel enclosed bath with flush fitted taps, dual head shower and shower screen. Tiled floor, tiled walls with fitted mirror, courtesy light with shaver point, built in airing cupboard housing cylinder tank below slatted shelving, smooth finish ceiling with inset downlighters

OUTSIDE

REAR GARDEN

Full width paved terrace offering generous space for outdoor dining/entertaining and giving access to detached double garage/workshop. Mainly laid to lawn garden with timber retained beds, a second garage, workshop and studio to rear, outside tap. The garden extends 150ft and is enclosed by a combination of fencing and natural borders enjoying a southerly aspect.

DOUBLE GARAGE/WORKSHOP

7m x 5.9m (23' 0" x 19' 4") Front aspect up and over door with panel giving pedestrian access, side aspect windows, access to eaves storage space, power and light, inspection pit, door to rear to workshop area (5.37m x 3m) with side and rear aspect windows.

FRONT OF PROPERTY

Hardstanding driveway offering off road parking for several cars with twin opening gates giving vehicular access to rear.

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.

