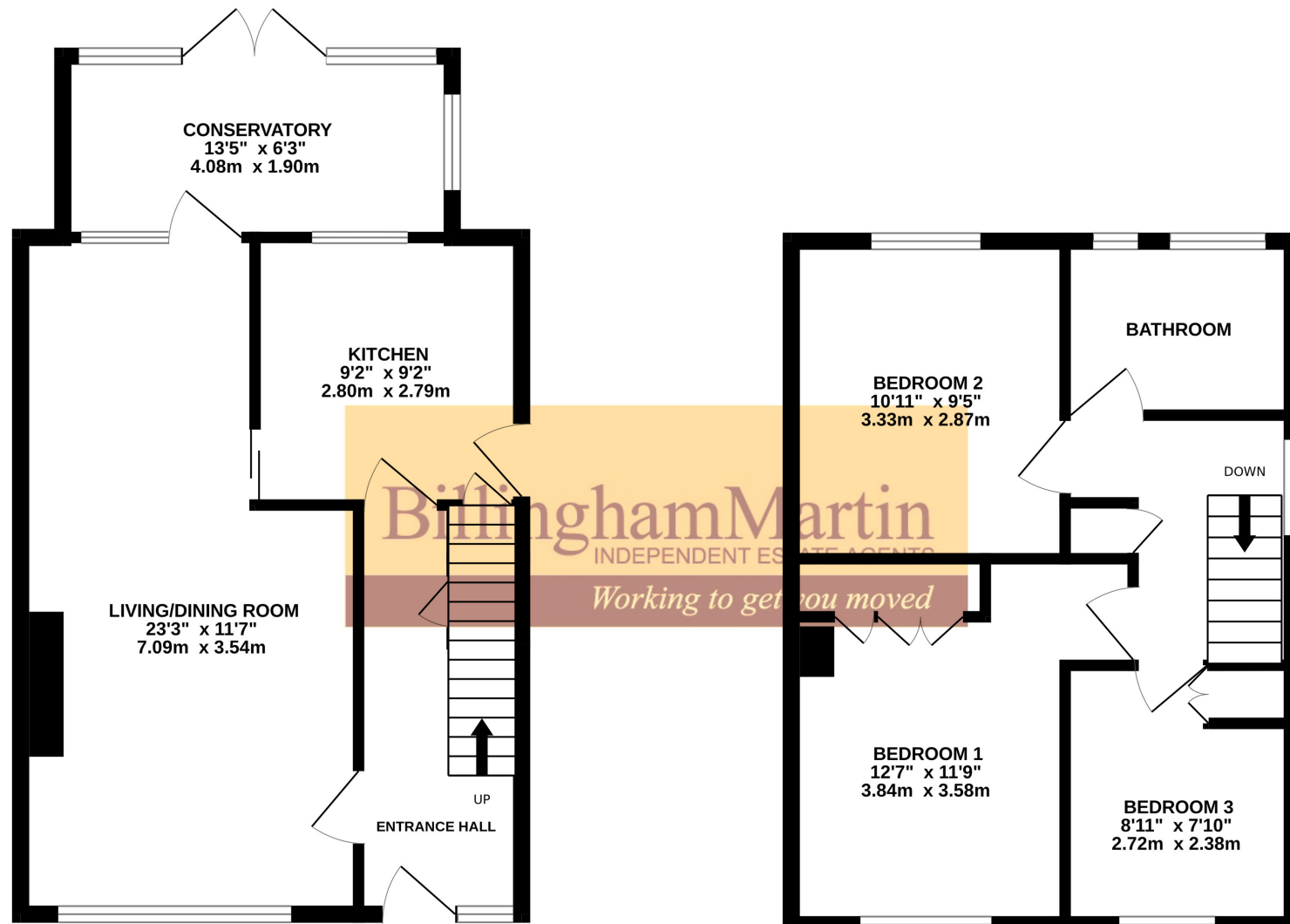


GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.
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28 Horn Road

Farnborough, Hampshire GU14 8RW

£450,000 Freehold

Offered for sale is this very well presented three bedroom family home pleasantly situated on the sought after West Heath development boasting easy access to Farnborough Mainline Station and local amenities including shops, schools and playing fields. Accommodation comprises entrance hall, living/dining room, conservatory, kitchen, three bedrooms, refitted bathroom. Features include 100ft rear garden, potential for further extension (stpp) garage and off road parking for three/four cars. Energy Efficiency Rating 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect upvc multi-point locking door with opaque double glazed side panel. Stairs to first floor landing with storage cupboard below, doors to living/dining room and kitchen, radiator, laminate flooring, textured ceiling with coving.

LIVING/DINING ROOM

23' 4" x 11' 7" (7.11m x 3.53m)max. Front aspect upvc double glazed window, rear aspect upvc double glazed window and door to conservatory. Feature fire surround with coal effect electric fire and hearth, radiator, space suitable for dining table and chairs, sliding door to kitchen, textured ceiling with coving.

CONSERVATORY

13' 5" x 6' 3" (4.09m x 1.91m) Rear and side aspect upvc double glazed windows, rear aspect upvc double glazed twin opening doors to paved terrace, radiator, laminate flooring, textured ceiling with inset lighting and coving.

KITCHEN

9' 3" x 9' 2" (2.82m x 2.79m) Rear aspect window, side aspect upvc door with opaque double glazed insert giving access to driveway. Matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl single drainer sink unit with mixer tap. Built in four ring gas hob with electric oven below extractor fan, plumbing and space for washing machine and dishwasher, space for fridge/freezer, built in larder cupboard with shelving, part tiled walls, tiled flooring, door to hallway, textured ceiling with inset lighting and coving.

FIRST FLOOR

LANDING

Side aspect upvc opaque double glazed window, doors to all bedrooms and refitted bathroom, cupboard housing replacement combination boiler, access to loft space via hinged hatch with fitted ladder and light, textured ceiling with coving.

BEDROOM ONE

12' 7" x 11' 9" (3.84m x 3.58m)max. Front aspect upvc double glazed window, radiator, range of fitted wardrobes with hanging rails and shelving, textured ceiling with coving.

BEDROOM TWO

10' 11" x 9' 5" (3.33m x 2.87m) Rear aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM THREE

8' 11" x 7' 10" (2.72m x 2.39m) Front aspect upvc double glazed window, radiator, bulk head storage cupboard with hanging rail, textured ceiling with coving.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed windows, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with storage cupboard below and mixer tap, panel enclosed bath with mixer tap and shower over, fitted screen, heated towel rail, fully tiled walls, tiled floor, extractor fan, smooth finish ceiling.

GARDEN

Measuring approximately 100ft. Paved terrace offering space suitable for outdoor dining/entertaining leading to stunning gardens with area of lawn and small fish pond, well stocked flower and shrub borders, mature apple tree, feature arch leading to decked seating terrace to enjoy the afternoon sun, sizable vegetable patch, greenhouse, timber and metal sheds, timber built workshop with power and light, outside tap, fully enclosed via wood and wire fencing, pedestrian access to driveway and garage.

GARAGE

Front aspect up and over door, side window, power and light.

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.

