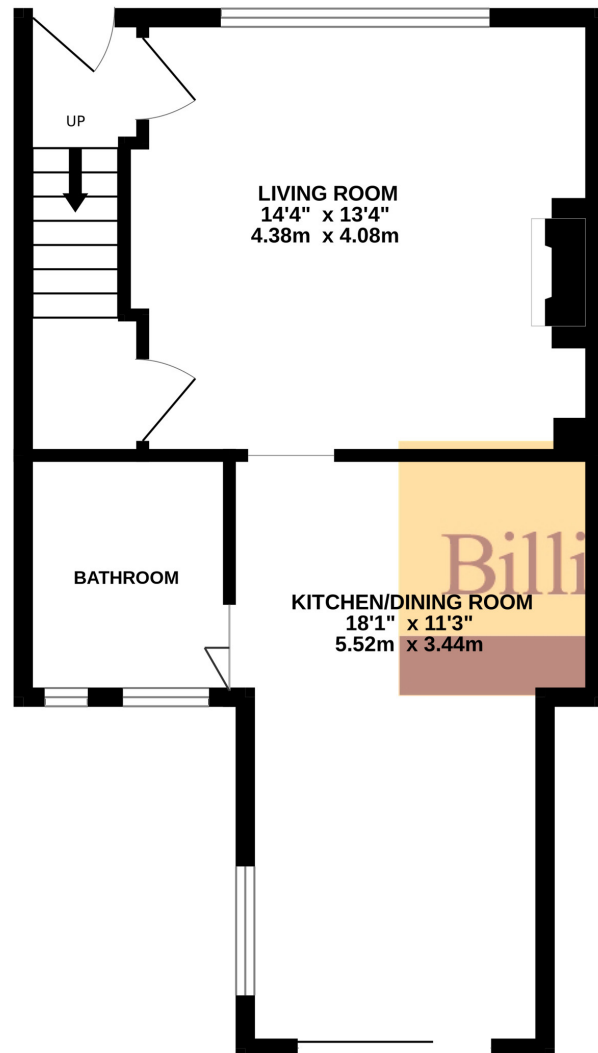
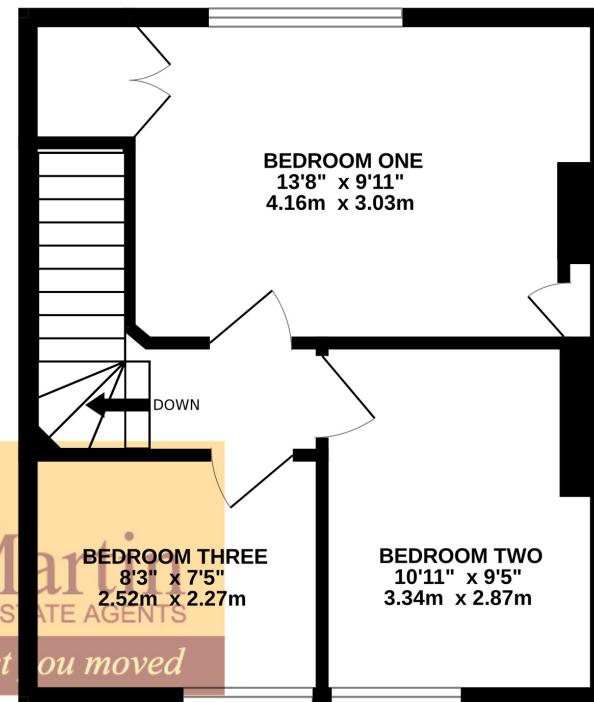


GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.  
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## 168 Marrowbrook Lane

Farnborough, Hampshire GU14 0AD

£350,000 Freehold

A three bedroom extended family home situated within easy reach of local amenities, commuter routes, Farnborough Main Station and Town Centre. Accommodation comprises entrance lobby, living room, kitchen/dining room, bathroom, three bedrooms. Features include generous front and rear gardens, replacement electrical consumer unit, gas central heating boiler and upvc double glazed windows and doors. EER 'tbc'



**GROUND FLOOR**

**ENTRANCE LOBBY**

Front aspect multi-point locking composite door with twin opaque double glazed inserts, stairs to first floor, radiator, door with opaque glazed inserts to living room, textured ceiling.

**LIVING ROOM**

4.38m x 4.08m (14' 4" x 13' 5") max. Front aspect upvc double glazed window, decorative fireplace surround, radiator, exposed ceiling beams, doorway to kitchen/dining room, door to understairs storage cupboard with power and light housing replacement consumer unit and electric meter.

**KITCHEN/DINING ROOM**

5.52m x 3.44m (18' 1" x 11' 3") narrowing to 2.79m. Side aspect upvc double glazed window, rear aspect upvc double glazed sliding patio door to garden, refitted matching range of eye and base level units incorporating butchers block effect roll edge work surfaces with inset stainless steel sink unit with mixer tap. Built in induction hob below extractor hood, built in fan assisted oven with grill, plumbing and space for dishwasher and washing machine, space suitable for tumble dryer. Wall mounted concealed 'Worcester' replacement gas central heating boiler, tiled splashbacks, breakfast bar, space for dining table and chairs, radiator, laminate flooring, door to bathroom.

**BATHROOM**

Rear aspect upvc opaque double glazed windows, low level wc, pedestal mounted wash basin, panel enclosed bath with mixer tap incorporating shower attachment, tiled splashbacks, heated towel rail, vinyl flooring.

**FIRST FLOOR**

**LANDING**

Doors to bedrooms, access to loft space via hatch.

**BEDROOM ONE**

4.16m x 3.03m (13' 8" x 9' 11") Front aspect upvc double glazed window, built in double wardrobe and shelved cupboard, further storage recess to side of chimney with decorative fireplace, radiator.

**BEDROOM TWO**

3.34m x 2.87m (10' 11" x 9' 5") max. Rear aspect upvc double glazed window, radiator, storage recess.

**BEDROOM THREE**

2.52m x 2.27m (8' 3" x 7' 5") Rear aspect upvc double glazed window, radiator.

**REAR GARDEN**

Paved path leading to side with pedestrian gate giving access, mainly laid to lawn garden with paved terrace to rear and space for shed, panel fencing to sides and rear, outside tap.

**FRONT GARDEN**

Mainly laid to lawn front garden with juvenile apple tree and shrub borders, pathway leading to front door.

**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.

