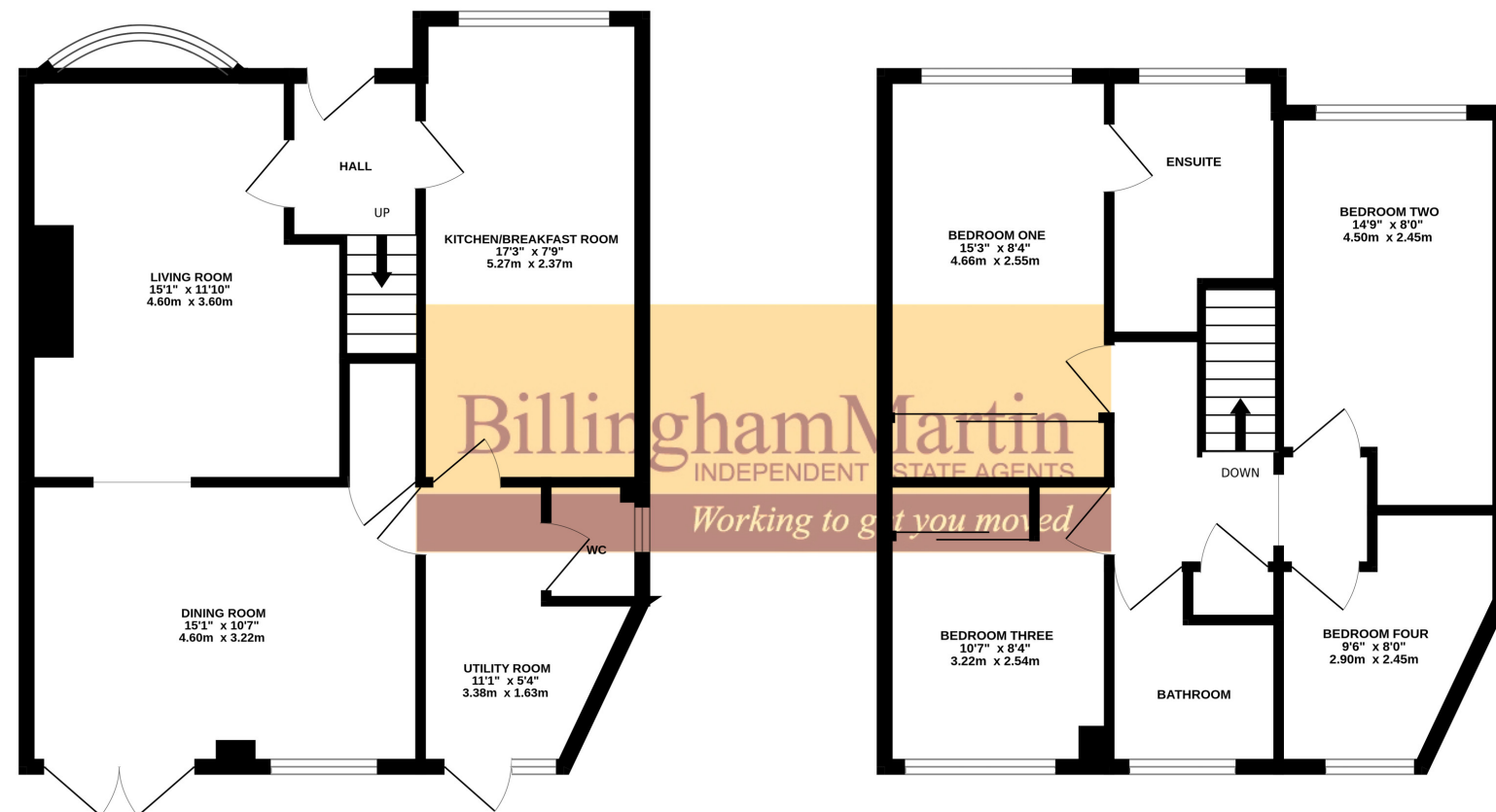


GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.2 sq.m.) approx.
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16 Langdale Close

Farnborough, Hampshire GU14 0LQ

£485,000 Freehold

An extended four bedroom family home situated at the end of a small cul-de-sac enjoying easy access to Southwood's many amenities including Southwood Country Park, Nuffield Gym, open playing fields, a choice of restaurants/pubs and the Voyager Centre for Health. Accommodation comprises entrance hall, living room, dining room, kitchen/breakfast room, utility room, cloakroom, four bedrooms, ensuite shower, bathroom. Features include generous frontage offering off road parking and landscaped rear garden offering good outdoor entertaining space. EER 'C'

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

COVERED PORCH

Paved step, sensor light, external meter cabinet.

ENTRANCE HALL

Front aspect upvc multi-point locking door with opaque double glazed insert, doors to living room and kitchen/breakfast room, stairway to first floor, tiled floor, designer radiator, thermostat, smooth finish ceiling with coving.

LIVING ROOM

4.6m x 3.6m (15' 1" x 11' 10") max. Front aspect upvc double glazed bow window, decorative fireplace surround with slate hearth, radiator, Cable point, telephone point, two wall lights, archway to dining room, textured and coved ceiling.

DINING ROOM

4.60m x 3.22m (15' 1" x 10' 7") Rear aspect twin opening upvc double glazed doors to terrace and upvc double glazed window, radiator, door to understairs storage cupboard with shelving and light, door to utility room, smooth finish ceiling with coving.

KITCHEN/BREAKFAST ROOM

5.27m x 2.37m (17' 3" x 7' 9") Front aspect upvc double glazed window, matching range of eye and base level units with granite effect roll edge work surfaces with inset one and a third bowl single drainer stainless steel sink unit, built in four ring ceramic hob and fan assisted oven below extractor hood, integrated fridge, freezer and dishwasher. Tiled splashbacks, under unit lighting, tiled floor, recess housing consumer unit, radiator, space for breakfast table and chairs, door to utility room, smooth finish ceiling with inset downlighters.

UTILITY ROOM

3.38m x 1.63m (11' 1" x 5' 4") Rear aspect upvc double glazed window and upvc double glazed door to terrace, under counter space for washing machine and tumble dryer, radiator, tiled splashback, tiled floor, door to cloakroom, textured and coved ceiling.

CLOAKROOM

Side aspect upvc opaque double glazed window, cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, heated chrome towel rail, tiled floor, tiled splashbacks, textured and coved ceiling.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom, built in airing cupboard housing replacement cylinder tank, smooth finish ceiling with access to loft space via hatch.

BEDROOM ONE

4.66m x 2.55m (15' 3" x 8' 4") max. Front aspect upvc double glazed window, full width fitted wardrobes offering storage over hanging rail and shelf fronted by mirrored sliding doors, radiator, door to ensuite, textured and coved ceiling.

ENSUITE

Front aspect upvc opaque double glazed window, cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, walk in shower enclosure with fitted dual head 'Mira' shower, bi-folding door and tray. Tiled splashbacks, tiled floor, heated chrome towel rail, wall mounted electric heater, smooth finish ceiling with extractor.

BEDROOM TWO

4.5m x 2.45m (14' 9" x 8' 0") max. Front aspect upvc double glazed window, radiator, laminate flooring, textured and coved ceiling.

BEDROOM THREE

3.24m x 2.55m (10' 8" x 8' 4") max. Rear aspect upvc double glazed window, fitted double wardrobe fronted by mirrored sliding doors, radiator, textured and coved ceiling.

BEDROOM FOUR

2.9m x 2.45m (9' 6" x 8' 0") max. Rear aspect upvc double glazed window, radiator, textured and coved ceiling.

FAMILY BATHROOM

Rear aspect upvc opaque double glazed window, cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with central mixer tap with shower attachment. Tiled walls, tiled floor, heated chrome towel rail, textured and coved ceiling.

REAR GARDEN

Shaped terrace offering space for outdoor entertaining/dining with outdoor tap and power points, pathway leading through two areas of lawn with well stocked shrub and herbaceous borders, further paved terrace to rear with gazebo offering covered seating area, timber built garden shed. The garden is panel fence enclosed with pathway and pedestrian gate to side giving access to front.

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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

