



12 Elmsleigh Road

Farnborough, Hampshire GU14 0ET

£475,000 Freehold

An extended character home boasting a non estate location within easy reach of local shops, schools, parks and Farnborough Mainline Station (Waterloo 37 mins), having been the subject of considerable improvement the property enjoys the benefits of modern living whilst retaining many period features. The well balanced accommodation includes entrance hall with cloakroom, separate living and dining rooms, 21 ft refitted kitchen, three double bedrooms and bathroom, all complimented by a 65ft westerly aspect rear garden, detached garage ( with EV charging point) and driveway parking. EER 'D'

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

ENTRANCE HALL

Front aspect hardwood door, stairs to first floor with storage cupboard below, door to cloakroom, stripped doors to living room, dining room and refitted kitchen, radiator, laminate flooring smooth finish ceiling with inset downlighter and cornice.

CLOAKROOM

Side aspect window, low level wc, wall mounted wash basin with tiled splashback, vinyl flooring, smooth finish ceiling.

LIVING ROOM

4.46m x 3.64m (14' 8" x 11' 11") Feature bay with plater arch and sliding sash windows to front and sides, open fireplace with decorative surround, polished stone inset and hearth. Cable point, radiator, two wall lights, picture rail, smooth finish ceiling with cornice and central rose.

DINING ROOM

3.65m x 3.34m (12' 0" x 10' 11") Rear aspect sliding sash window, radiator, laminate flooring picture rail, smooth finish ceiling.

REFITTED KITCHEN

6.42m x 2.44m (21' 1" x 8' 0") max. Rear aspect upvc double glazed window, side aspect window and half glazed split opening stable style door to terrace, comprehensive matching range of eye and base level units finished with butchers block work tops with composite sink unit and swan neck mixer tap. Built in touch screen induction hob with glass upstand below extractor hood, built in fan assisted double oven with grill, integrated dishwasher and washing machine, recess suitable for American style fridge freezer. Wall mounted concealed gas central heating boiler, tiled splashbacks, bin storage drawer, corner carousel storage unit, larder cupboard, two radiators, laminate flooring, smooth finish ceiling.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to bedrooms and bathroom, built in airing cupboard housing extra capacity hot water cylinder tank, picture rail, smooth finish ceiling with hatch giving access to part boarded loft space with ladder and light.

BEDROOM ONE

3.65m x 3.65m (12' 0" x 12' 0") Front aspect sliding sash windows, dressing area with fitted wardrobes offering storage over hanging rail and shelf, radiator, picture rail, smooth finish ceiling.

BEDROOM TWO

3.65m x 3.04m (12' 0" x 10' 0") Rear aspect sliding sash window, radiator, picture rail, smooth finish ceiling.

BEDROOM THREE

3.66m x 2.42m (12' 0" x 7' 11") Rear aspect sliding sash window, radiator, smooth finish ceiling.

BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin, p-shaped panel enclosed bath with wall mounted 'Aqualisa' power shower and curved shower screen over. Heated chrome towel rail, mainly tiled walls, tiled floor, mirror fronted bathroom cabinet, smooth finish ceiling with inset downlighters.

REAR GARDEN

Paved terrace leading onto mainly laid to lawn garden enjoying a westerly aspect with well stocked flower and shrub borders featuring an inset fish pond, the garden extends approximately 65ft and is enclosed by panel fencing with pedestrian gates giving access to front and driveway to rear. Outside tap, courtesy lighting, pedestrian door into garage, EV charge point.

GARAGE

5.54m x 2.74m (18' 2" x 9' 0") Up and over door, power and light, access to eave storage, upvc opaque double glazed window to rear, upvc half opaque double glazed door.

DRIVEWAY

Hardstanding driveway giving off road parking and access to garage, courtesy light, pedestrian gate into rear garden.

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.

