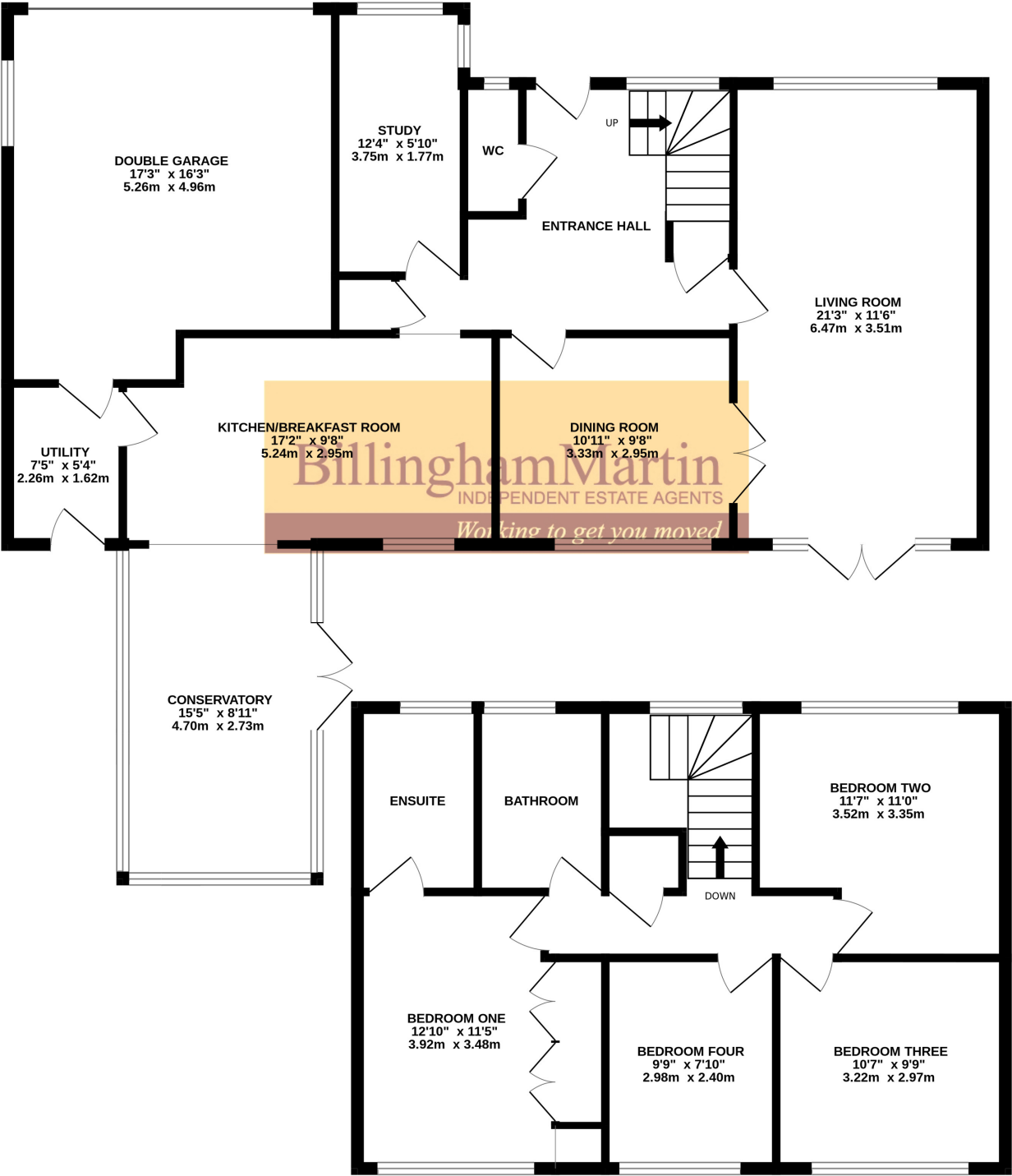


TOTAL FLOOR AREA : 1798 sq.ft. (167.1 sq.m.) approx.
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4 Juniper Road

Farnborough, Hampshire GU14 9XU

£675,000 Freehold

A substantial family home constructed by renowned house builders Charles Church situated close to the Farnborough/Fleet border offering easy access to the area's main commuter routes, whilst being within walking distance of Hawley Woods and Fleet Pond Nature Reserve. Accommodation comprises entrance hall, cloakroom, living room, dining room, study, refitted kitchen/breakfast room, conservatory, utility room, four bedrooms, ensuite, bathroom. The property is very well presented throughout and boasts a generous block paved driveway and double garage with automated roller door. EER 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect upvc double glazed window and multi-point locking composite door with twin opaque double glazed inserts, turning staircase to first floor with storage cupboard below, doors to cloakroom, living room ,dining room, refitted kitchen/breakfast room, and study, built in cloaks cupboard with hanging rail and shelf, laminate flooring, radiator, textured and coved ceiling.

CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted corner wash basin with mixer tap, tiled splashback and storage cabinet below, heated chrome towel rail, laminate flooring, textured ceiling.

LIVING ROOM

6.47m x 3.51m (21' 3" x 11' 6") Front aspect upvc double glazed window, rear aspect upvc twin opening doors with upvc double glazed side panels to terrace, twin opening opaque glazed doors to dining room. Limestone fireplace surround with electric flame effect fire, two radiators, four wall light points, Sky television feed, laminate flooring, textured and coved ceiling.

DINING ROOM

3.33m x 2.95m (10' 11" x 9' 8") Rear aspect upvc double glazed window, radiator, laminate flooring textured and coved ceiling.

STUDY

3.75m x 1.77m (12' 4" x 5' 10") Front and side aspect upvc double glazed windows, Cable point, radiator, textured and coved ceiling.

REFITTED KITCHEN/BREAKFAST ROOM

5.24m x 2.93m (17' 2" x 9' 7") Rear aspect upvc double glazed window, matching range of eye and base level units finished with granite work surfaces with matching upstands and splashback and inset one and a third bowl stainless steel sinks. Built in multi zone touch screen hob below extractor hood with downlighters, fan assisted oven and separate grill, integrated dishwasher, recess suitable for 'American' style fridge/freezer. Space for breakfast table and chairs, tiled floor, door to utility room, squared archway to conservatory, radiator, smooth finish ceiling with coving.

CONSERVATORY

4.70m x 2.73m (15' 5" x 8' 11") Side and rear aspect upvc double glazed windows, side aspect twin opening upvc double glazed doors to terrace, vaulted upvc double glazed roof, tiled floor, radiator.

UTILITY ROOM

2.26m x 1.62m (7' 5" x 5' 4") Rear aspect upvc half double glazed door to terrace, Butler style wash basin with hot and cold taps and tiled splashback plumbing and space for washing machine below roll edge work surface, kitchen cabinets housing gas central heating boiler with controls below, tiled floor, textured ceiling, door to double garage.

DOUBLE GARAGE

4.96m x 5.26m (16' 3" x 17' 3") max. Front aspect automated roller door, side aspect upvc opaque double glazed window, wall mounted consumer unit, access to eaves storage space, power and light.

FIRST FLOOR

LANDING

Front aspect upvc double glazed window, doors to all bedrooms and family bathroom, airing cupboard housing cylinder tank below slatted shelving, textured ceiling with hatch giving access to partially boarded loft space with ladder and light.

BEDROOM ONE

3.92m x 3.48m (12' 10" x 11' 5") max. Rear aspect upvc double glazed window, fitted range of wardrobes offering extensive storage over hanging rail and shelf with complementary drawer units, radiator, textured ceiling, door to ensuite.

ENSUITE

Front aspect upvc opaque double glazed window , three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, panel enclosed bath with mixer tap and flush fitted 'Aqualisa' power shower and shower screen over. Heated chrome towel rail, part tiled walls, shaver point, vinyl flooring, textured ceiling.

BEDROOM TWO

3.52m x 3.35m (11' 7" x 11' 0") max. Front aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM THREE

3.22m x 2.97m (10' 7" x 9' 9") Rear aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM FOUR

2.98m x 2.4m (9' 9" x 7' 10") Rear aspect upvc double glazed window, radiator, textured ceiling.

FAMILY BATHROOM

Front aspect upvc opaque double glazed window , three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with storage cabinets below, panel enclosed bath with mixer tap incorporating shower attachment. Heated chrome towel rail, part tiled walls, shaver point, vinyl flooring, textured ceiling.

REAR GARDEN

Shaped block paved terrace offering space for outdoor dining/entertaining leading onto garden with timber built shed to rear, block paved pathway extending across the rear of the house and round the conservatory giving access to further terrace with pathway to front giving side access via pedestrian gate. The garden is panel fence enclosed with established trees and shrubs to rear providing natural screening and features outside lighting, water tap and meter cabinets.

FRONT OF PROPERTY

Full width block paved driveway giving off road parking and access to double garage,

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.

