



## 396 Pinewood Park

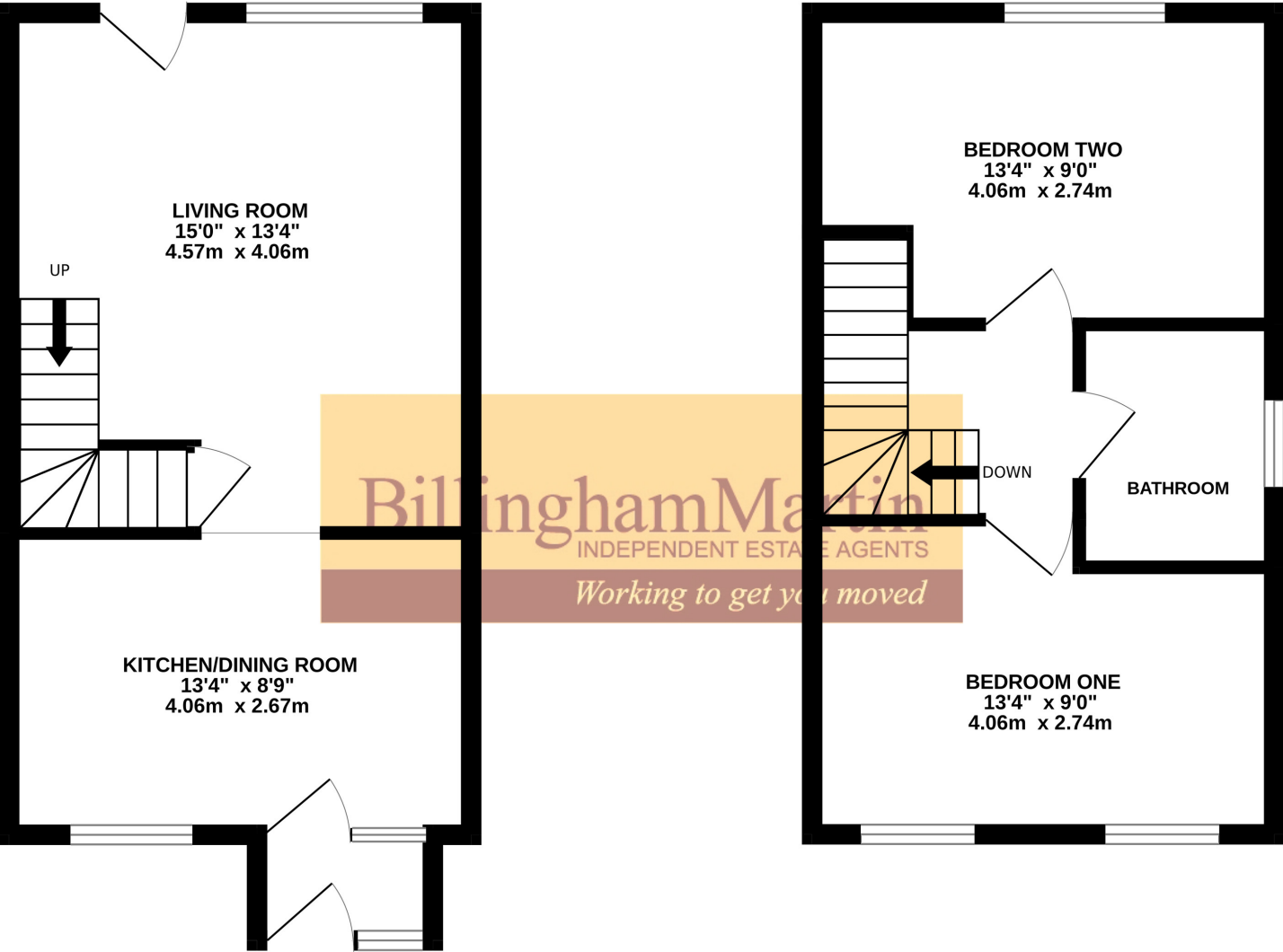
Farnborough, Hampshire GU14 9JT

£305,000 Freehold

A well presented two bedroom home situated within minutes walk of Hawley Woods and offering easy access to local schools, shops and commuter routes. Accommodation comprises entrance porch, kitchen/dining room, living room, two double bedrooms, refitted bathroom. Features include 68ft rear garden with driveway parking to rear. Energy Efficiency Rating 'C'

GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.  
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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 PORCH**

Front aspect upvc multi-point locking door with double glazed insert and matching side panel, space suitable for coats and shoes, laminate flooring, upvc double glazed door with matching side panel giving access to kitchen/dining room, smooth finish ceiling.

**KITCHEN/DINING ROOM**

13' 4" x 8' 9" (4.06m x 2.67m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl sink unit with mixer tap. Plumbing and space for washing machine, space for gas cooker below extractor hood, space for fridge/freezer, wall mounted gas central heating combination boiler. Part tiled walls, space suitable for dining table and chairs, telephone connection point, archway to living room, textured ceiling with coving.

**LIVING ROOM**

15' 0" x 13' 4" (4.57m x 4.06m) Rear aspect upvc double glazed window and upvc multi-point locking door to terrace, radiator, Cable point, stairway to first floor landing with storage cupboard below housing electric meter and consumer unit, smooth finish ceiling with coving.

**FIRST FLOOR**

**LANDING**

Doors to both bedrooms and bathroom, radiator, textured ceiling with hatch giving access to loft space.

**BEDROOM ONE**

13' 4" x 9' 0" (4.06m x 2.74m) Front aspect upvc double glazed windows, radiator, textured ceiling.

**BEDROOM TWO**

13' 4" x 9' 0" (4.06m x 2.74m) Rear aspect upvc double glazed window, radiator, textured ceiling.

**BATHROOM**

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower over. Fully tiled walls, chrome heated towel rail, vinyl flooring, smooth finish ceiling with inset lighting and coving.

**REAR GARDEN**

Paved terrace with space suitable for seating leading to the remainder of gardens which are laid to lawn, further decked terrace with space for seating, hardstanding areas for sheds and off road parking, fully enclosed via wood panel fencing with pedestrian gate to front and twin opening gates to rear.

**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.

