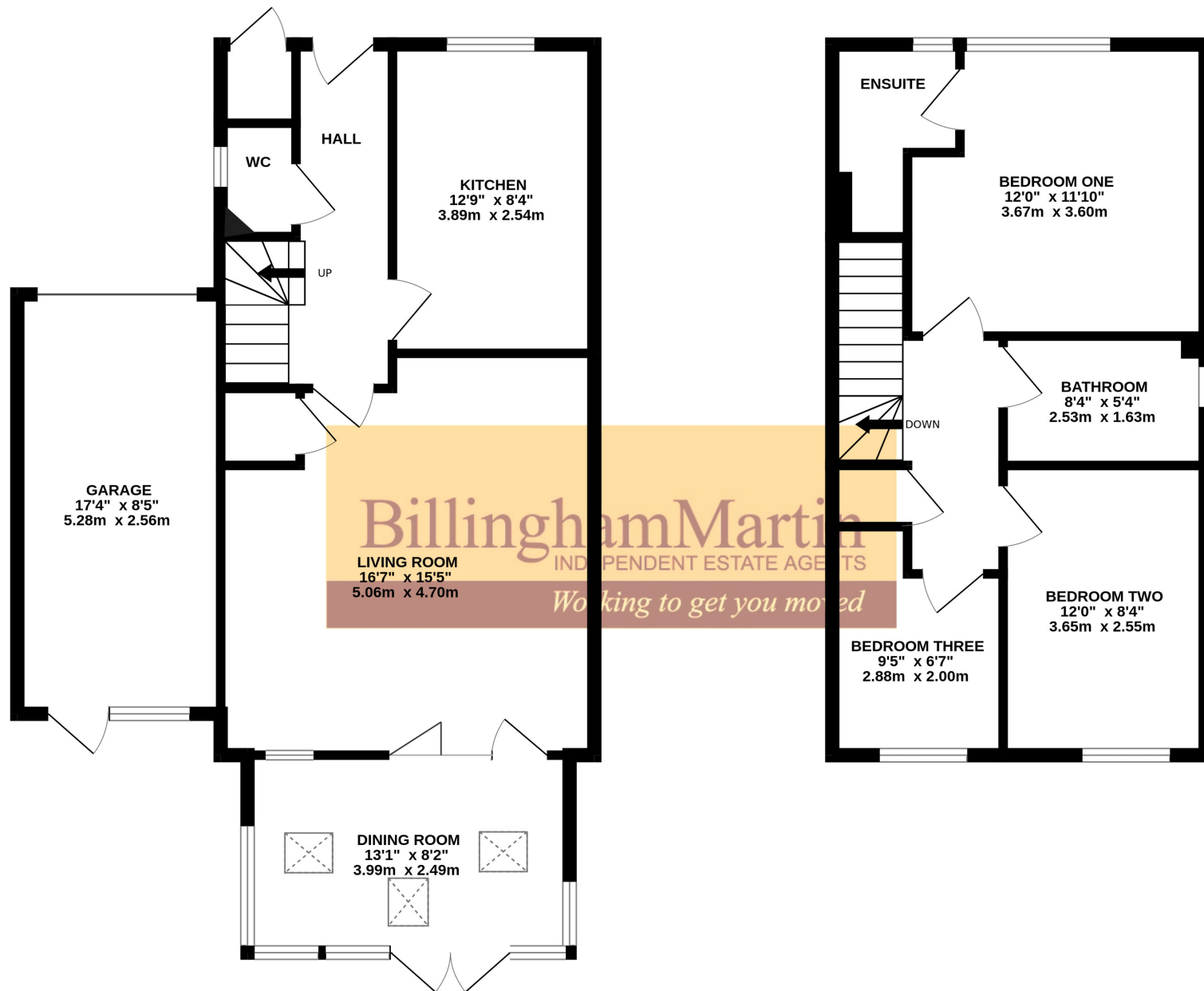


GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.
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12 Herbs End

Farnborough, Hampshire GU14 9YD

£475,000 Freehold

A well presented extended three bedroom family home constructed by renowned house builders Charles Church enjoying a set back position overlooking a wooded green on the sought after Barningley Park development close to the Farnborough/Fleet border. Accommodation comprises, entrance hall, cloakroom, kitchen, living room, dining room, three bedrooms, refitted ensuite and bathroom. Features include replacement gas central heating boiler (Feb 2026), upvc double glazing, secure rear garden, off road parking for two cars and garage to side. EER 'D'

GROUND FLOOR

COVERED PORCH

Doors to entrance hall and external store housing gas and electric meters.

ENTRANCE HALL

Front aspect hardwood door with twin opaque double glazed inserts, door to cloakroom, part glazed doors to kitchen and living room, stairs to first floor, radiator, wood flooring, smooth finish ceiling with coving and inset downlighters.

CLOAKROOM

Side aspect opaque upvc opaque double glazed window, two piece suite in white comprising low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below. Tiled splashback and feature wall, radiator, tiled floor, wall mounted consumer unit, smooth finish ceiling with inset downlighter.

KITCHEN

3.89m x 2.54m (12' 9" x 8' 4") Front aspect upvc double glazed window, range of eye and base level units, granite effect roll edge work surfaces with matching splashbacks and inset stainless steel sink with mixer tap. Built in 'Smeg' four ring gas hob below 'Neff' extractor, twin built in 'Hotpoint' fan assisted ovens with grill, integrated 'Whirlpool' dishwasher, plumbing and space for washing machine, space for fridge/freezer. Wall mounted replacement gas central heating boiler (Feb 2026), under unit lighting, tiled floor, radiator, smooth finish ceiling with inset downlighters.

LIVING ROOM

5.06m x 4.70m (16' 7" x 15' 5") Rear aspect double glazed window and triple opening doors to dining room, door to understairs storage cupboard with light, two radiators, wood flooring, smooth finish ceiling with coving and inset downlighters.

DINING ROOM

3.99m x 2.49m (13' 1" x 8' 2") Side and rear aspect upvc double glazed windows, rear aspect upvc double glazed twin opening doors to garden, radiator, wood flooring, smooth finish ceiling with inset downlighters and three 'Velux' upvc double glazed roof windows.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, built in airing cupboard housing cylinder tank and shower pump, smooth finish ceiling with coving and inset downlighters, hatch giving access to loft.

BEDROOM ONE

3.66m x 3.6m (12' 0" x 11' 10") max. Front aspect upvc double glazed window, radiator, door to ensuite, smooth finish ceiling with coving and inset downlighters.

ENSUITE

Front aspect upvc opaque double glazed window, three piece suite in white comprising low level wc, pedestal mounted wash basin with mixer tap, walk-in shower with flush fitted power shower. Tiled walls, tiled floor, radiator, smooth finish ceiling with inset downlighters and extractor.

BEDROOM TWO

3.65m x 2.55m (12' 0" x 8' 4") Rear aspect upvc double glazed window, radiator, smooth finish ceiling with inset downlighters and coving.

BEDROOM THREE

2.88m x 2m (9' 5" x 6' 7") max. Rear aspect upvc double glazed window, recess suitable for wardrobe, radiator, wood flooring, textured and coved ceiling.

BATHROOM

2.53m x 1.63m (8' 4" x 5' 4") Side aspect upvc opaque double glazed window, three piece suite in white comprising low level wc, floating vanity unit inset wash basin with mixer tap and storage drawers, panel enclosed bath with mixer tap incorporating shower attachment. Tiled walls, tiled floor, wall mounted bathroom cabinet, heated chrome towel rail, smooth finish ceiling with inset downlighters and extractor.

GARAGE

5.28m x 2.56m (17' 4" x 8' 5") Front aspect up and over door, rear aspect part glazed door and window, access to eave storage space, power and light, rubber mat flooring.

REAR GARDEN

Mainly laid to lawn garden with paved terrace to rear offering space for outdoor table and chairs, panel fence enclosed to sides and rear with pedestrian door to 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.

