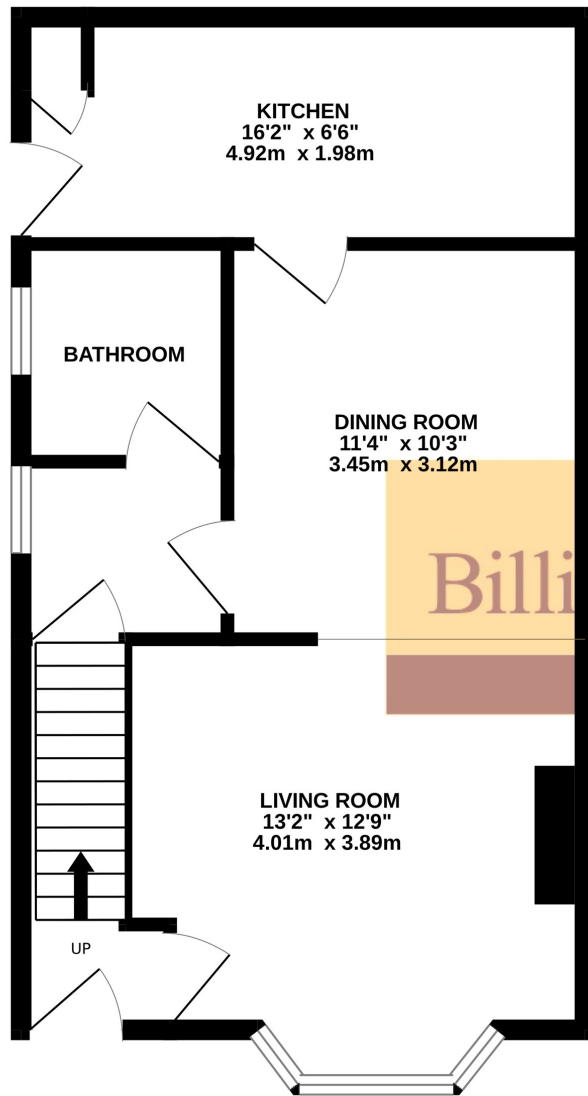
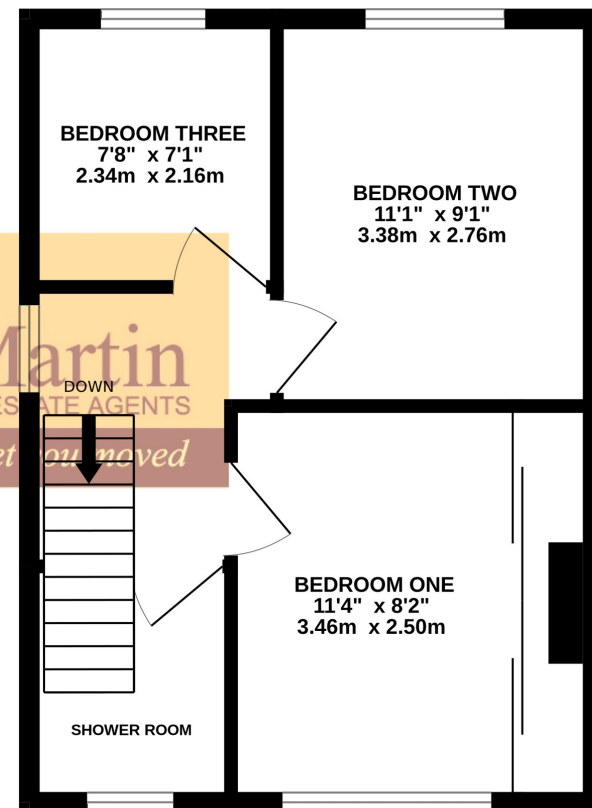


GROUND FLOOR



1ST FLOOR



BillinghamMartin
INDEPENDENT ESTATE AGENTS
Working to get you moved

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106 Cripsey Road

Farnborough, Hampshire GU14 9QE

£419,950 Freehold

An extended three bedroom semi-detached family home enjoying easy access to local Schools, shops, commuter routes and Hawley Woods. Accommodation comprises entrance hall, living room, dining room, Kitchen, three bedrooms, family bathroom, shower room. Features to note include a garage, generous frontage offering off road parking for many vehicles, front and rear gardens offering ideal outdoor entertaining space. EER 'C'

GROUND FLOOR

ENTRANCE HALL

Front aspect upvc door with decorative Rose Flower opaque double glazed insert, doors to living room and stairway to first floor landing, space for coats and shoes, radiator, smooth finish ceiling.

LIVING ROOM

4.01m x 3.89m (13' 2" x 12' 9") Front aspect double glazed bay window, fireplace display recess, cable point, telephone point, wall lights points, archway to dining room, smooth finish ceiling with coving.

DINING ROOM

3.45m x 3.12m (11' 4" x 10' 3") Rear aspect door with opaque glass inserts to Kitchen, door to inner hall, radiator, smooth finish ceiling with coving.

INNER HALLWAY

Side aspect upvc double glazed window, doors to Bathroom and under stairs storage cupboard, smooth finish ceiling.

KITCHEN

4.92m x 1.98m (16' 2" x 6' 6") Rear aspect upvc double glazed window overlooking garden, matching range of eye and base level units incorporating stone affect worksurface with inset Butler sink with mixer tap, space for gas or electric cooker below extractor fan, plumbing and space for washing machine and dishwasher, space for fridge/freezer, radiator, pantry cupboard, side aspect upvc half opaque door to Garden, loft hatch to storage above Kitchen.

BATHROOM

Side aspect upvc opaque double glazed window, white three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap, fully tiled walls, inset cupboard with vanity mirrors, chrome heated towel rail, tiled floor, smooth finish ceiling

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to all bedrooms and shower room, radiator, loft hatch with fitted ladder to boarded loft space housing replacement Vaillant boiler, radiator, smooth finish ceiling.

BEDROOM ONE

3.46m x 2.50m (11' 4" x 8' 2") Front aspect upvc double glazed window, range of wardrobes offering hanging rails and shelving, fronted by mirrored sliding doors, radiator, smooth finish ceiling.

BEDROOM TWO

3.38m x 2.76m (11' 1" x 9' 1") Rear aspect upvc double glazed window, radiator, cable point, smooth finish ceiling.

BEDROOM THREE

2.34m x 2.16m (7' 8" x 7' 1") Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

SHOWER ROOM

Rear aspect upvc double glazed window, surface mounted wash basin with mixer tap, low level wc, shower cubicle with inset vanity shelves, fully tiled walls, tiled floor, smooth finish ceiling.

OUTSIDE

GARAGE

Front aspect door, power and light, rear aspect window.

FRONT GARDEN

Large block paved driveway for multiple vehicles, lawn with brick border, well stocked borders with various plants and shrubs, gate access to rear garden and garage.

REAR GARDEN

Full width paved terrace with space suitable for table and chairs leading to remainder of gardens which are laid to lawn with well stocked flower and shrub borders, outside lighting, power points and water tap, resin shed to rear, fully enclosed via wood panel fencing with pedestrian gate 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. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

