



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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.



## 3 Clouston Road

Farnborough, Hampshire GU14 8PN

£400,000 Freehold

A three bedroom semi-detached bungalow situated in a sought after West Heath Development offered for sale with no onward chain. Accommodation comprises entrance hall, three bedrooms, refitted shower room, living room, dining room, refitted kitchen, utility room, cloakroom, garage with electric roller door. Features include west facing 70ft rear garden, replacement gas central heating boiler, off road parking for a number of vehicles. Energy Efficiency Rating 'D'

## GROUND FLOOR

### ENTRANCE HALL

Front aspect multi-point locking composite door with opaque double glazed insert, radiator, doors to all three bedrooms, refitted shower room, living room and refitted kitchen. Built in storage cupboard with hanging rail and shelving, cupboard housing consumer unit and electric meter, laminate floor, telephone connection point, wall mounted air conditioning unit, access to loft space via hatch, textured ceiling.

### BEDROOM ONE

11' 5" x 11' 0" (3.48m x 3.35m) Front aspect upvc double glazed bay window, radiator, range of fitted wardrobes with hanging rails and shelving, textured ceiling with coving.

### BEDROOM TWO

11' 0" x 11' 0" (3.35m x 3.35m) Front aspect upvc double glazed window, radiator, range of fitted wardrobes with hanging rails and shelving, laminate floor, textured ceiling with coving.

### BEDROOM THREE

11' 0" x 6' 5" (3.35m x 1.96m) Side aspect upvc double glazed window, radiator, textured ceiling with coving.

### REFITTED SHOWER ROOM

Side aspect upvc opaque double glazed windows, three piece suite comprising low level wc, vanity unit inset wash hand basin with mixer tap, double shower cubicle, chrome heated towel rail, part tiled walls. Airing cupboard housing hot water cylinder with shelving above, extractor, smooth finish ceiling with inset lighting and coving.

### KITCHEN

12' 10" x 12' 6" (3.91m x 3.81m)max narrowing to 7'4". Side aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with one and a quarter bowl sink unit with mixer tap and drinking water tap. Built in four ring eclectic hob below extractor fan, built in fan assisted electric double oven, plumbing and space for dishwasher, space for fridge/freezer, radiator, laminate floor, door to utility room, textured ceiling with coving.

### UTILITY ROOM

9' 0" x 8' 10" (2.74m x 2.69m)max narrowing to 7'1". Side aspect upvc double glazed window, rear aspect upvc door with double glazed half panel giving access to garden. Roll edged work surface with inset sink unit with mixer tap, plumbing and space for washing machine, wall mounted central heating boiler, built in storage cupboard with hanging rail and shelving, door to cloakroom, sliding door to dining room, radiator, laminate floor, textured ceiling.

### CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted wash hand basin, part tiled walls, extractor, textured ceiling.

### LIVING ROOM

16' 0" x 14' 3" (4.88m x 4.34m)max. Rear aspect archway leading to dining room, radiator, feature gas fire, Sky feed, wall mounted air conditioning unit, wood clad ceiling with inset lighting.

### DINING ROOM

15' 6" x 8' 10" (4.72m x 2.69m) Rear aspect upvc double glazed window and twin opening doors to terrace, radiator, wall light point, sliding door to utility room, textured ceiling with coving.

### GARAGE

19' 0" x 10' 0" (5.79m x 3.05m) Front aspect electric roller door, two side aspect part glazed doors to garden, power and light, rear aspect window.

### REAR GARDEN

Block paved terrace with space suitable for outdoor table and chairs leading to the remainder of garden which is laid to lawn, well stocked established shaped borders and vegetable patch to rear, raised fish pond, apple trees, shed and green house, fully enclosed via wood panel fencing with pedestrian gate to driveway, measuring approximately 70ft with a westerly aspect.

### AGENTS NOTE

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