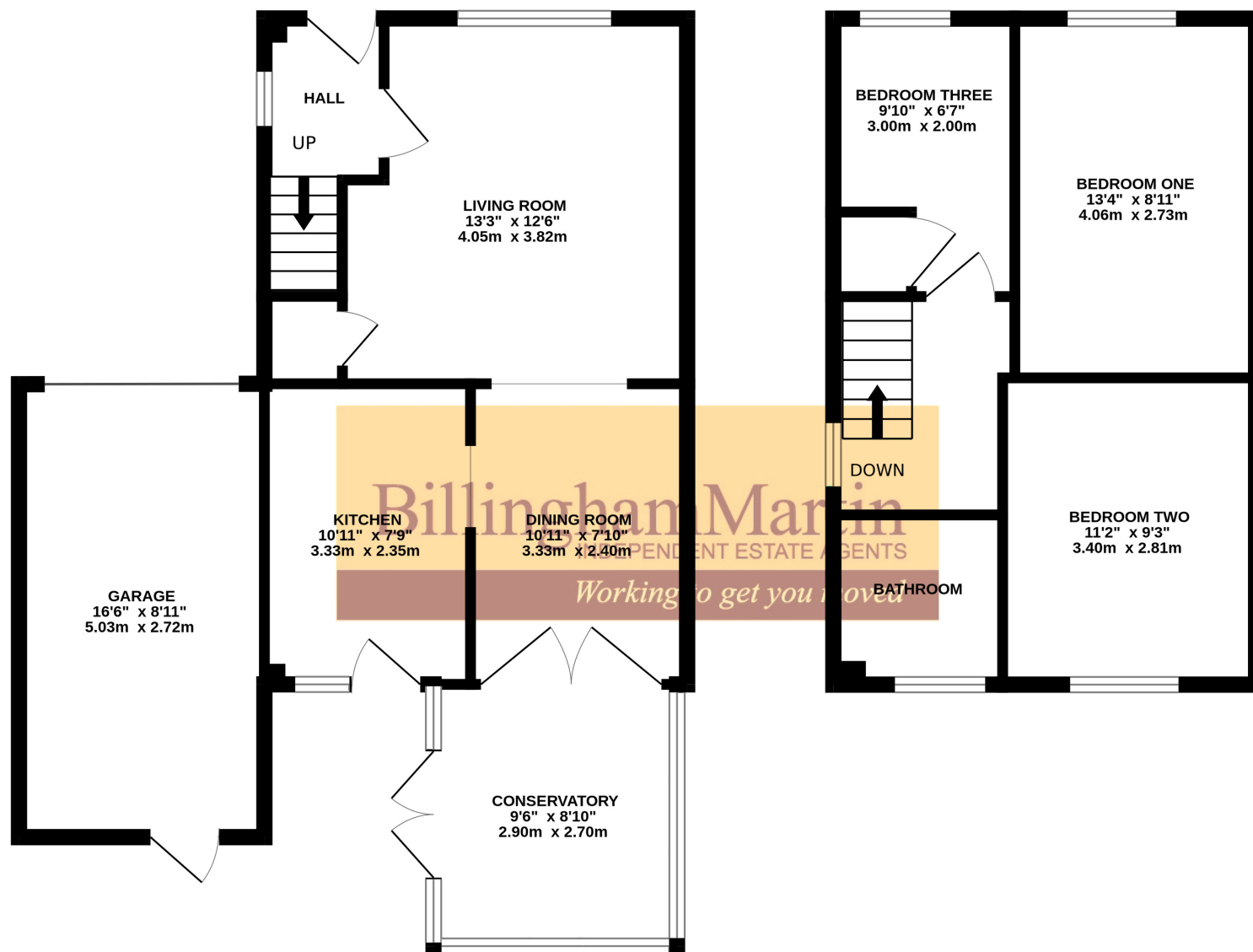


GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.
Made with Metropix ©2024



34 Larch Way

FARNBOROUGH, Hampshire GU14 0QN

£415,000 Freehold

A three bedroom family home situated on the sought after Southwood development offering easy access to a plethora of amenities including Southwood Country Park, open playing fields, Morrisons supermarket, Voyager Centre for Health and Nuffield Fitness and wellbeing Gym. Accommodation comprises entrance hall, living room, dining room, kitchen, conservatory, three bedrooms, bathroom. Features include refitted kitchen, replacement gas central heating boiler, well maintained private rear garden, driveway parking for two cars and garage. EER 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect replacement multi-point locking door with opaque double glazed inserts, side aspect upvc triple glazed window, radiator, stairs to first floor, door to living room.

LIVING ROOM

4.05m x 3.82m (13' 3" x 12' 6") max. Front aspect upvc triple glazed window, two radiators, low level door to understairs storage cupboard, archway to dining room.

DINING ROOM

3.33m x 2.4m (10' 11" x 7' 10") Twin opening glazed doors to conservatory, archway to kitchen, radiator, thermostat heating control.

KITCHEN

3.33m x 2.35m (10' 11" x 7' 9") Rear aspect upvc double glazed window and upvc half double glazed door to terrace, refitted matching range of eye and base level units incorporating corner carousel unit, retractable spice rack and square edge worksurfaces with inset composite sink unit with mixer tap. Built in fan assisted double oven with grill, touch screen four ring ceramic hob with brushed steel upstand and extractor hood above, integrated fridge and freezer, plumbing and space for washing machine and dishwasher, tiled splashbacks, tiled floor, low level fan heater.

CONSERVATORY

2.9m x 2.7m (9' 6" x 8' 10") side and rear aspect upvc double glazed windows, twin opening upvc double glazed doors to terrace, vaulted polycarbonate roof with opening sky light, radiator.

FIRST FLOOR

LANDING

Side aspect upvc triple glazed window, doors to bedrooms and bathroom, built in airing cupboard housing cylinder tank, hatch giving access to loft space.

BEDROOM ONE

4.06m x 2.73m (13' 4" x 8' 11") Front aspect upvc triple glazed windows, recess suitable for wardrobe, radiator.

BEDROOM TWO

3.4m x 2.81m (11' 2" x 9' 3") Rear aspect upvc double glazed window, wardrobe recess with hanging rail, radiator.

BEDROOM THREE

3m x 2m (9' 10" x 6' 7") max. Front aspect upvc triple glazed window, radiator, built in wardrobe over bulkhead.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite in white comprising low level wc, pedestal mounted wash basin, panel enclosed bath with mixer tap incorporating shower attachment. Radiator, tiled floor, tiled walls, courtesy light with shaver point.

OUTSIDE

REAR GARDEN

Paved terrace leading onto mainly laid to lawn garden being enclosed by a combination on fencing brick built wall with well stocked shrub and herbaceous borders. Steps down to further paved area to rear of garage with courtesy light, water tap and space for greenhouse, upvc half double glazed door to garage.

GARAGE

5.03m x 2.72m (16' 6" x 8' 11") Front aspect up and over door, power and light, rear aspect upvc half double glazed door to terrace.

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

