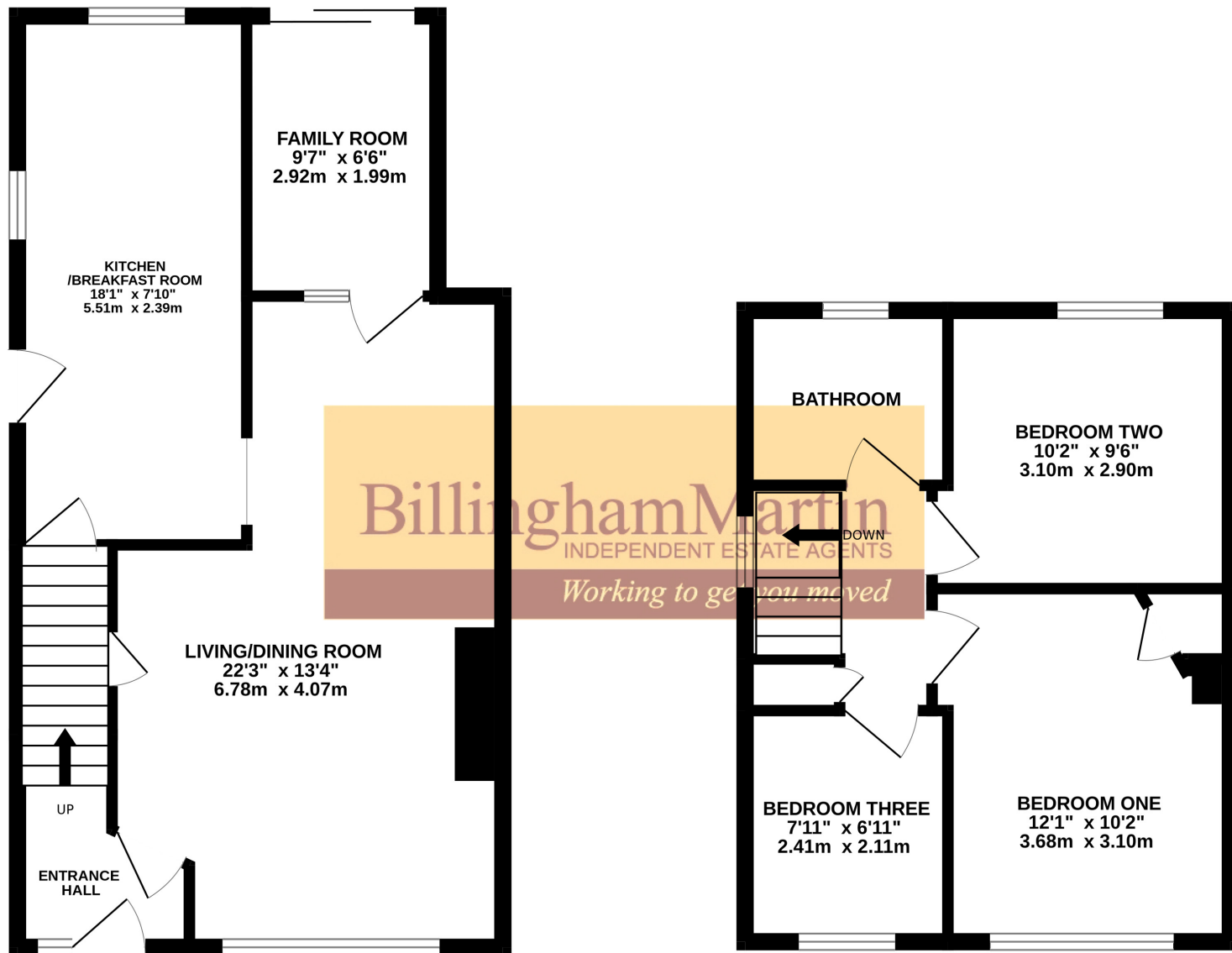


GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.
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11 Highfield Close

FARNBOROUGH, Hampshire GU14 0HW

£400,000 Freehold

A well presented extended three bedroom semi-detached family home enjoying a cul-de-sac position within easy reach of local schools, amenities and Farnborough Mainline Station. Accommodation comprises entrance hall, living/dining room, family room, kitchen/breakfast room, three bedrooms, bathroom. Features to note include a private rear garden, off road parking for a number of vehicles and garage. Energy Efficiency Rating 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect composite multi-point locking door with opaque double glazed inserts and matching side panel, radiator, cupboard housing electric meter and consumer unit, telephone connection point. Stairs to first floor landing, laminate flooring, door to living/dining room, smooth finish ceiling.

LIVING/DINING ROOM

22' 3" x 13' 4" (6.78m x 4.06m)max. Front aspect upvc double glazed window, feature marble effect fire surround and hearth with inset electric fire, two radiators, Cable point, telephone point, space suitable for dining table and chairs. Door to family room, doorway to kitchen/breakfast room, under stairs storage cupboard, textured ceiling.

FAMILY ROOM

9' 7" x 6' 6" (2.92m x 1.98m) Rear aspect upvc double glazed sliding patio doors to terrace, radiator, textured ceiling with coving.

KITCHEN/BREAKFAST ROOM

18' 1" x 7' 10" (5.51m x 2.39m) Side aspect upvc double glazed window and door to garden, rear aspect upvc double glazed window. Matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl sink unit with mixer tap. Built in four ring electric hob with electric oven below and extractor fan above, plumbing and space for washing machine and dishwasher, space for fridge, breakfast bar, part tiled walls, door to under stairs storage, radiator, textured ceiling.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to all three bedrooms and bathroom, fitted storage cupboard with shelving, access to boarded loft space via hinged hatch with fitted ladder and light, also housing replacement central heating boiler, smooth finish ceiling.

BEDROOM ONE

12' 1" x 10' 2" (3.68m x 3.10m)max. Front aspect upvc double glazed window, radiator, cupboard housing hot water cylinder with shelving above, wall light point, smooth finish ceiling.

BEDROOM TWO

12' 1" x 9' 6" (3.68m x 2.90m)max. Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

BEDROOM THREE

7' 11" x 6' 11" (2.41m x 2.11m) Front aspect upvc double glazed window, radiator, smooth finish ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap, panel enclosed bath with mixer tap and power shower over, fitted screen, heated towel rail, fully tiled walls, tiled floor, extractor fan, smooth finish ceiling.

GARAGE

Front aspect up and over door, power and light.

REAR GARDEN

Paved terrace suitable for outdoor table and chairs leading to remainder of garden which is laid to lawn, well stocked flower and shrub borders, timber built shed, outside lighting and water tap, enclosed via wood panel and picket fencing with pedestrian twin open gates to driveway.

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.

