GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.

LIVING/DINING ROOM
14'10" x 14'4"
4.51m x 4.37m

FAMILY ROOM
16'0" x 8'7"
4.87m x 2.62m

KITCHEN
9'9" x 7'1"
2.98m x 2.15m

UP

WC

BillinghamMartin
INDEPENDENT ESTATE AGENTS
Working to get you

BEDROOM THREE
9'5" x 7'7"
2.88m x 2.31m

BATHROOM

DOWN

BEDROOM TWO
16'0" x 8'7"
4.87m x 2.62m

BEDROOM ONE
12'2" x 10'10"
3.71m x 3.30m

ENSUITE
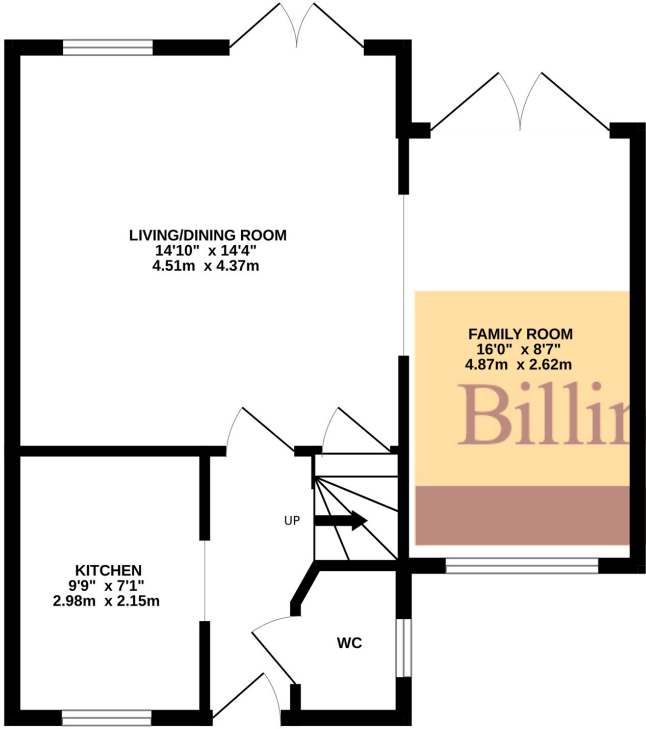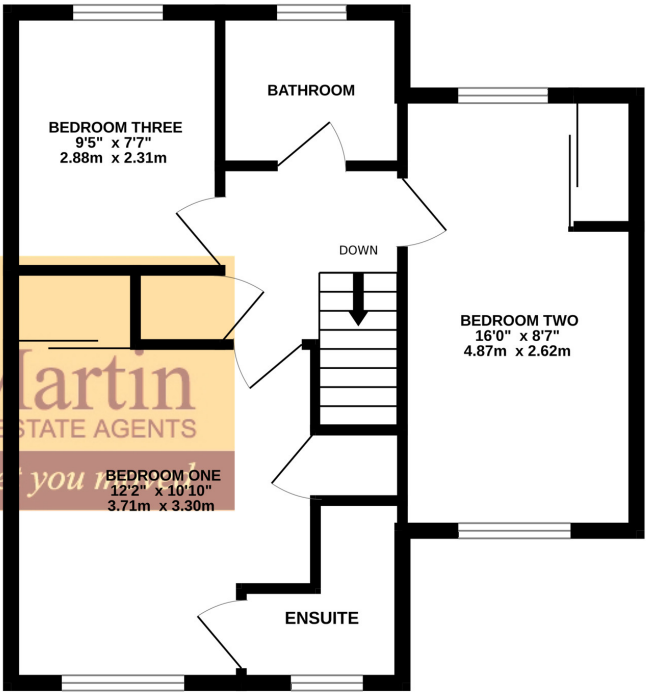
TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) approx.
Made with Metropix ©2025

3 Silver Birch Way

Farnborough, Hampshire GU14 9UP

£410,000 Freehold

A well presented three bedroom family home situated on the highly regarded Guillemont Fields development located within easy reach of local schools, junction 4a of the M3 and local amenities including Fleet Pond Nature Reserve. Accommodation comprises entrance hall, cloakroom, kitchen, living/dining room, family room, bedroom one with ensuite, two further bedrooms, bathroom. Features include rear garden with pedestrian access and driveway parking. Energy Efficiency Rating 'C'

GROUND FLOOR

ENTRANCE HALL
Front aspect multi-point locking composite door with opaque double glazed inserts, doors to cloakroom and living/dining room, doorway to kitchen. Stairs to first floor landing, radiator, telephone connection point, wood flooring, smooth finish ceiling.

CLOAKROOM
Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap. Radiator, tiled floor, smooth finish ceiling.

KITCHEN
9' 9" x 7' 1" (2.97m x 2.16m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating roll edge work surfaces with inset one and a quarter bowl sink unit with mixer tap. Built in four ring gas hob with extractor fan above and fan assisted electric oven below, plumbing and space for washing machine, space for upright fridge/freezer, part tiled walls, smooth finish ceiling.

LIVING/DINING ROOM
14' 10" x 14' 4" (4.52m x 4.37m) Rear aspect upvc double glazed window and twin opening doors to garden, two upright designer radiators, archway to family room, understairs storage cupboard, Cable point, wood flooring, smooth finish ceiling.

FAMILY ROOM
16' 0" x 8' 7" (4.88m x 2.62m) Front aspect upvc double glazed window, rear aspect upvc double glazed twin opening doors to terrace, radiator, laminate flooring, smooth finish ceiling.

FIRST FLOOR

LANDING
Doors to bedrooms and bathroom, cupboard housing gas central heating boiler and hot water cylinder, access to part boarded loft space via hatch with fitted ladder, smooth finish ceiling.

BEDROOM ONE
12' 2" x 10' 10" (3.71m x 3.30m) Front aspect upvc double glazed window, radiator, built in double wardrobe with hanging rail and shelving, built in single wardrobe with hanging rail, door to ensuite, smooth finish ceiling.

ENSUITE
Front aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below, shower cubicle with fitted shower.. Part tiled walls, heated towel rail, tiled floor, extractor fan, smooth finish ceiling with inset lighting.

BEDROOM TWO
16' 0" x 8' 7" (4.88m x 2.62m) Front and rear aspect upvc double glazed windows, fitted double wardrobe with hanging rail and shelving, radiator, access to second loft space via hatch, smooth finish ceiling.

BEDROOM THREE
9' 5" x 7' 7" (2.87m x 2.31m) Rear 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 and storage cupboard below, panel enclosed bath with mixer tap and shower attachment. Part tiled walls, radiator, tiled floor, extractor fan, smooth finish ceiling with inset lighting.

GARDEN
Paved terrace leading to the remainder of garden which is laid to lawn, second paved terrace to rear with seating area, timber built shed, fully enclosed via wood 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.