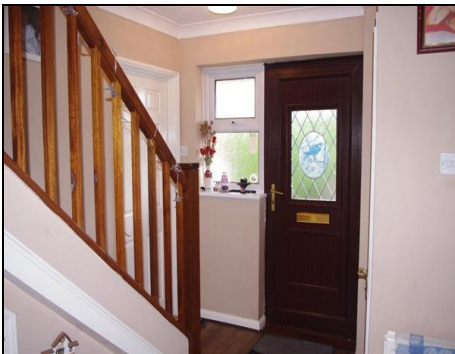




Harlands Grove, Farnborough.

£800,000



- Detached family home in popular location
- Four bedrooms with en-suite to master
- Modern fitted kitchen and separate utility room
- Two reception rooms and study
- Double Garage and drive with ample parking
- Enclosed rear garden
- Two conservatories
- Double glazing and gas fired central heating

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

A four double bedroom detached family home situated within easy walking distance of Farnborough Village. The spacious property is situated on a corner plot in a quiet close and boasts four good sized bedrooms, two reception rooms and separate study, two conservatories, family bathroom and en-suite to master bedroom plus a downstairs cloakroom and two reception rooms. Other benefits include a double garage with drive to front, modern fitted kitchen and a utility room, gas fired central heating and double glazing. In our opinion the property is well presented throughout and would make a lovely family home for any buyer. Call us for an appointment to view.

Entrance Hall

Double glazed door to porch, laminate floor, cupboard under stairs, radiator, door to:

Cloakroom

Double glazed frosted window to front, radiator, White suite comprising low flush wc, wash hand basin.

Reception Room 21'6" x 11'0" (6.55m x 3.35m)

Sliding patio doors to conservatory, double glazed window to front, two radiators, double doors to dining room, feature fireplace, laminate floor, coved ceiling.

Dining Room 11'0" x 10'6" (3.35m x 3.20m)

Double glazed window to rear, laminate flooring, double radiator, coved ceiling, radiator.

Conservatory One 19'0" x 11'0" (5.79m x 3.35m)

Double glazed sliding patio doors to garden, carpet, double radiator.

Study 9'6" x 7'0" (2.90m x 2.13m)

Double glazed window to front, carpet, coved ceiling, radiator.

Kitchen 13'3" x 7'4" (4.04m x 2.24m)

Double glazed window to rear. Fitted kitchen with a range of light wood effect matching wall and base units with work tops over, stainless steel double bowl sink unit and drainer set in, tiled walls, built in dishwasher, electric oven, gas hob, cooker hood, breakfast bar

Utility Room 7'4" x 7'4" (2.24m x 2.24m)

Double glazed window to rear, door to second conservatory. A range of matching light wood base units, stainless steel single drainer sink unit in set, tiled floor, space and plumbing for washing machine.

Conservatory Two 7'4" x 7'4" (2.24m x 2.24m)

Door to garden, door to garage, gas fired boiler for central heating.

Landing

Carpet, access to loft with ladder, airing cupboard.

Bedroom One 11'6" x 11'0" (3.51m x 3.35m)

Double glazed window to front, fitted wardrobes along one wall, radiator. Door to:

En-Suite

Double glazed frosted window to front, wash hand basin inset vanity unit, panelled bath with shower attachment, low flush wc, tiled walls, radiator.

Bedroom Two 16'8" x 8'6" (5.08m x 2.59m)

Double glazed frosted window to front, fitted wardrobes along one wall, carpet, radiator.

Bedroom Three 10'7" x 8'9" (3.23m x 2.67m)

Double glazed window to rear, carpet, radiator.

Bedroom Four 9'6" x 8'0" (2.90m x 2.44m)

Double glazed window to rear, radiator, carpet, fitted wardrobe.

Bathroom

Double glazed frosted window to rear. White suite comprising of wash hand basin, low flush wc, walk in shower cubicle, heated towel rail and tiled walls.

Front Garden

Gravelled area, off road parking for several cars.

Rear Garden

Lawn to rear, side access, patio, outside tap, flower borders, fruit trees, various shrubs.

Garage 19'0" x 11'0" (5.79m x 3.35m)

Double garage with up and over doors, power and light, own drive.



Energy Performance Certificate

