

**VIEWING STRICTLY BY APPOINTMENT THROUGH MITCHELL AND PARTNERS
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33 RIVERSIDE CLOSE FARNBOROUGH HAMPSHIRE GU14 8QT

OFFERS IN EXCESS OF £395,000

FEATURES INCLUDE:

Mitchell & Partners are delighted to present to the market this extended, three bedroom, semi-detached property in the popular residential area of Westheath Estate. This family home has been modernised and updated by its current owners and now offers flexible accommodation standing on a good size plot close to local shops, schools and amenities.

Accommodation

Approached by a block paved driveway, the front door gives access to entrance hall with door through to WC and principal ground floor rooms. WC with two piece suite comprising low level close coupled WC, wall mounted wash hand basin and tiling to principal walled areas. The sitting room is an attractive room featuring a bay window to front aspect which draws light in creating a pleasant ambiance, feature fireplace and double doors through to the dining room. The family dining room benefits from extensions measuring a full 20' in depth with space for a full size family dining table and also a secondary area for seating in a more relaxed style. One door from the dining room leads to the study. The ground floor accommodation is completed by a kitchen which has been refitted to a very high standard by its current owners, comprising of a matching range of units to both base and wall level with work surfaces over and tiling to principal areas. Fitted electric oven with 4-ring gas hob over, space and plumbing for further domestic appliances. Tiled floor, window to rear aspect overlooking rear garden and door to rear aspect giving pedestrian access to the garden.

To the first floor there are three bedrooms, the master benefitting from a range of fitted wardrobes giving shelving and hanging space. All three are presented to a very high standard. There is a family bathroom comprising of a two piece bathroom suite with a deep panel enclosed bath and pedestal wash hand basin, tiling to principal walled areas and shower over bath with glass screen. There is a separate WC and both rooms have been refitted by the current owners to a very high standard.

Outside

To the front there is an area of driveway for at least two vehicles and a lawned area of garden with maturing trees. Pedestrian and vehicular access to the side garden where further parking can be found and also access to the garage with up and over door. The rear garden has a patio immediately abutting the house. The majority of the garden is mainly lawn with a variety of maturing tree and shrub borders. The sheltered, private garden also has the benefit of a timber framed garden shed standing on a concrete plinth.

Mitchell & Partners thoroughly recommend viewing of this property to fully appreciate everything the house has to offer.

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It is not the policy of Mitchell and Partners to test services or domestic and heating appliances and we are unable to verify that they are in working order. Mitchell and Partners have not checked any planning or building regulation consents and would advise buyers to make their own inquiries with the local authority. Fixtures and fittings listed are included on the basis that the asking price will be paid.