

**VIEWING STRICTLY BY APPOINTMENT THROUGH MITCHELL AND PARTNERS
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6 SIDLAWS ROAD FARNBOROUGH HAMPSHIRE GU14 9JL

£360,000

FEATURES INCLUDE:

FAVOURED CUL-DE-SAC POSITION, THREE BEDROOMS, BUILT-IN WARDROBE CUPBOARDS, BATHROOM WITH REFITTED WHITE SUITE, 18' REFITTED KITCHEN/DINER WITH BUILT-IN OVEN AND HOB, SPACIOUS LOUNGE, CLOAKROOM WITH WHITE SUITE, CAVITY WALL INSULATION, GAS CENTRAL HEATING BY RADIATORS, REPLACEMENT DOUBLE GLAZING, DOUBLE GLAZED FRENCH DOORS, LAMINATE FLOORING, SLATE TILED FLOORING, FITTED CARPETS, 40' FULLY ENCLOSED WELL SCREENED GARDEN, BRICK GARAGE WITH POWER OPERATED DOOR, 55' DRIVE

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A well equipped and spacious, 1970's built, Georgian style semi-detached house set on the much favoured Westfields development. Farnborough main line station, with direct access to Waterloo in 34 minutes, and the town centre are 2.5 miles away. Access to Junction 4 of the M3 at Frimley and the A331, which links with the Hogs Back (A31), is also within 2.5 miles. Guillemont Junior and Pinewood Infant Schools are both within 0.5 mile.

HALL

Laminate strip flooring, radiator, built-in coats cupboard, double glazing, double glazed composite door.

CLOAKROOM

Refitted white suite: low level WC suite, wash basin, part tiled walls, double glazing, slate tiled floor.

LOUNGE

14' 10 x 14' 2

Double glazed bow window, double radiator, coved ceiling, cupboard under stairs, laminate strip flooring, two wall light points, fireplace with gas point.



KITCHEN/DINER

18' x 12' 7

Refitted units: single drainer 1.5 bowl stainless steel inset sink unit with mixer tap and cupboard, range of floor and wall cupboard units, built-in oven and hob unit, part tiled walls, slate tiled floor, smooth ceiling, extractor hood, glazed display wall cupboard unit, double radiator, auto wash plumbing, double glazing, double glazed french door to garden, door to rear hall.



REAR HALL

Slate tiled floor, double glazed composite door to drive.

FIRST FLOOR

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LANDING

Access to part boarded roof space, double glazing, radiator, fitted carpet (and to stairs), recessed built-in airing cupboard with hot tank.

BEDROOM 1

14' 2 x 9' 9

Recessed built-in wardrobe cupboard, double glazing, radiator, fitted carpet.



BEDROOM 2

11' 4 x 10' 10

Recessed built-in wardrobe cupboard, double glazing, radiator, fitted carpet.

BEDROOM 3

11' 2 x 6' 9

Built-in cupboard housing gas fired boiler for central heating, double glazing, radiator, fitted carpet.

BATHROOM

Refitted white suite: panelled bath with built-in shower, curved screen and adjoining full height wall tiling, vanity unit with inset wash basin with mixer tap, tiled walls, low level WC suite with concealed closet, heated towel rail, double glazing, smooth ceiling, down lights, ceramic tiled floor.



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OUTSIDE

40' GARDEN

Fully enclosed, well screened and with lawn, shrubs, trees, flower beds, summer house, 6' panelled fencing, paved patio, hose tap.

BRICK GARAGE

16' 9 x 8' 3

With light, power, power operated up and over door and 55' drive.