

**VIEWING STRICTLY BY APPOINTMENT THROUGH MITCHELL AND PARTNERS  
TELEPHONE: 01252 515656**



**87 ABBEY WAY   FARNBOROUGH   HAMPSHIRE   GU14 7DF  
OFFERS OVER £600,000**

**FEATURES INCLUDE:**

**THREE BEDROOMS, EN-SUITE TO MAIN, NURSERY/DRESSING ROOM, SPACIOUS LOUNGE, DINING ROOM AND STUDY TO GROUND FLOOR, SPACIOUS KITCHEN, UTILITY ROOM, REPLACEMENT BATHROOM AND CLOAKROOM, GAS CENTRAL HEATING BY RADIATORS, REPLACEMENT DOUBLE GLAZING, FITTED CARPETS, FULLY ENCLOSED AND WELL SCREENED REAR GARDEN OF APPROX. 75', 120' FRONT GARDEN WITH LONG DRIVE, BOAT/CARAVAN SPACE, GARAGE**

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Occupying an enviable position on the fringe of Farnborough Park, away from main road traffic, yet within approximately 0.5 mile of Farnborough main line station, with direct access to Waterloo in 34 minutes, and the town centre. Benefitting from a large plot, the property has many attributes seldom found with properties of this nature.

**ENCLOSED DOUBLE GLAZED PORCH**

Door to

**ENTRANCE HALL**

Radiator, under stairs cupboard, stairs to landing.

**LOUNGE**

14' 1 x 12' 4

Coal effect gas fire set in attractive surround with mantle over, radiator, wall light points, UPVC double glazing, french doors to dining room.



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**DINING ROOM**

**12' x 8' 5**

**Double glazed door to garden, radiator.**



**STUDY**

**8' 8 x 6' 7**

**Radiator.**

**CLOAKROOM**

**Replacement white suite comprising: low level WC, wash basin with storage under, radiator, double glazing, cloaks area.**

**KITCHEN**

**15' 3 x 9' 7 max**

**Floor and wall cupboard units, work surfaces, 'Neff' oven and 4-ring hob over, plumbed extractor hood, 'Bosch' dishwasher, 1.5 bowl stainless steel sink unit, part tiled walls, double radiator, double glazing, vinyl flooring, door to utility room.**



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.



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**UTILITY ROOM**

**9' 9 x 5' 8**

**Gas fired boiler, double glazing and door to garden.**

**FIRST FLOOR**

**LARGE LANDING**

**Double glazing, radiator, study area, hatch to insulated and part boarded loft space with ladder.**

**BEDROOM 1**

**13' x 11' 2**

**Radiator, range of built-in wardrobe cupboards including hanging and shelved areas with drawers under, eye-level units over bed, bedside cabinets, dressing table, double glazing.**



**EN-SUITE SHOWER ROOM**

**Shower cubicle, wash basin, double glazing, radiator.**

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**BEDROOM 2**

**11' 4 x 11' 1 max**

**Built-in wardrobe cupboard, radiator, double glazing.**



**BEDROOM 3**

**9' 4 x 6' 10**

**Double radiator, double glazing, hatch to roof space.**

**NURSERY/DRESSING ROOM**

**6' 11 x 5' max**

**Radiator.**

**BATHROOM**

**Replacement white suite comprising: panelled bath with mixer tap and shower attachment, fully tiled walls, wash basin with storage under, low level WC, ladder radiator/towel rail, double glazing.**

**OUTSIDE**

**GARAGE**

**17' 6 x 8' 5**

**Double glazing, up and over door, light and power.**

**DELIGHTFUL GARDENS**

**GARDEN TO REAR**

**Lower patio with steps to raised lawn and further patio, vegetable plot, garden shed, side access.**



**GARDEN TO FRONT**

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**Approx. 120' in length, laid to shaped lawn with flower/shrub borders, long gravelled drive, boat/caravan space.**



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