

**VIEWING STRICTLY BY APPOINTMENT THROUGH MITCHELL AND PARTNERS
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3 WAVERLEY ROAD FARNBOROUGH GU14 7BH

£1,195,000

FEATURES INCLUDE:

**Walking distance Farnborough main line station with Waterloo 34 minutes, 5/6 Bedrooms over 3 floors, approximately 3,272 sq.ft plus garage, Luxurious 26'8 Kitchen/Breakfast room with appliances, Third floor for annexe/au pair accommodation, Local developer of luxury homes, Concrete ground and first floors with under floor heating, Spacious reception rooms, En-suite bath/shower rooms, Utility room, Double garage,
Consent was granted for a Orangery in 2016 (may need to re apply)**

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Classically designed and built, occupying a prime mature setting in the heart of Farnborough Park, this 2015 built detached executive home, built by luxury developer, Rio Homes, to an extremely high standard, offers the benefit of solid floors to both ground and first floors and the benefit of the remainder of a 10 year NHBC Guarantee (2015). The property has planning permission for a 430 sq ft. orangery. Offering extremely adaptable accommodation. The top floor could be used for a variety of uses – possible annexe with separate room that could easily be converted into a kitchenette, music room, play room, office or a further bedroom.

ENTRANCE PORCH

With timed lighting.

ENTRANCE HALL

Oak effect flooring, stairs with tread lighting, 1 light controls, under stairs cupboard housing alarm control, storage cupboard.

CLOAKROOM

Low level WC with concealed cistern, inset lighting, recessed niche with mirror, tiled floor, extractor fan.

LOUNGE

18'5 x 16'4

Feature stone surround housing a wood burner, 1 light control, inset lighting, fitted carpet, vertical blinds, under floor heating thermostat/ control, double glazed french doors to garden.



DINING ROOM

13'11 (into bay) x 13' max

Double aspect, double glazing, fitted carpet, inset lighting, under floor heating thermostat/control, 1 light control.



STUDY

13'6 x 7'11 max

Double glazing, communication/lighting controls cupboard, fitted carpet, inset lighting, under floor heating control/thermostat, 1 light control.

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KITCHEN/BREAKFAST ROOM

26'8 x 13'6 (into bay)

Under floor heating control/thermostat, wall and floor cupboard units, extensive granite effect work surfaces, integrated appliances incorporating 'Siemens' oven, microwave and heating tray, dishwasher and 'Miele' wine cooler, central island incorporating 5-ring hob and cooker hood over, drawers and cupboards under, full height fridge, freezer and two vegetable racks, double sink unit with mixer tap, tiled flooring, double glazed bifold doors to garden, inset lighting, under cupboard and floor pelmet lighting, triple aspect double glazing, I lighting control, under floor heating thermostat/control.



UTILITY ROOM

8' x 6'9

'Siemens' washing machine, wall and floor cupboard units, double glazed door to garden, concealed wall mounted gas fired boiler, stainless steel inset sink unit, inset lighting, fuse control switches.

FIRST FLOOR

LANDING

Fitted carpet, glazed panels to balustrades, I light control and to stairs, inset lighting, control/thermostat for under floor heating, hexagonal double glazed window, airing cupboard/storage cupboard with shelving and auto light.

BEDROOM 1

16'2 x 12'6

Vertical blinds, double glazing, panic alarm, I light control, under floor heating control/thermostat, inset lighting, fitted carpet, dressing room area with wall mounted mirror and dressing table, fitted carpet, four double built-in wardrobe cupboards, I light control for dressing room and en-suite.



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THREE SECTIONED EN-SUITE BATH/SHOWER ROOM

Comprising: panelled bath with mixer tap and hand held shower, twin wash basins with illuminated mirrors over, high gloss part tiled walls and floor, low level WC, large walk-in shower cubicle, chromium plated heated towel rail, double glazing, inset lighting, extractor fan.



BEDROOM 2

13'6 x 12'10

Under floor heating control/thermostat, inset lighting, double built-in wardrobe cupboard with automatic lighting, vertical blind.

EN-SUITE

Low level WC with concealed cistern, wash basin with illuminated mirror over, walk-in shower, part tiled walls and tiled floor, double glazing, chromium plated heated towel rail.

BEDROOM 3

13'6 x 10'7 (into bay)

Under floor heating control/thermostat, inset lighting, fitted carpet, double illuminated wardrobe cupboard, fitted carpet.



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.