

**VIEWING STRICTLY BY APPOINTMENT THROUGH MITCHELL AND PARTNERS  
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**11 CHILTERN CLOSE    FARNBOROUGH    HAMPSHIRE    GU14 9SF**

**OFFERS OVER £415,000**

**FEATURES INCLUDE:**

**18' 1 x 15' 9 SUPERBLY REFITTED EXTENDED KITCHEN/DINER WITH INTEGRATED DISHWASHER, CLOAKROOM WITH REFITTED WHITE SUITE, HIGHLY FAVOURED CUL-DE-SAC, THREE BEDROOMS, 8' 4 BATHROOM WITH REFITTED WHITE SUITE, REPLACEMENT DOUBLE GLAZING, GAS CENTRAL HEATING BY RADIATORS, SOLID OAK FLOORING, CERAMIC TILED FLOORING, DOUBLE GLAZED FRENCH DOORS, RANGE OF RECESSED BUILT-IN WARDROBE CUPBOARDS, 16' HALL, REPLACEMENT PANEL EFFECT DOORS, TASTEFULLY PRESENTED DECORATIONS, 22' 5 ATTACHED GARAGE/WORKSHOP, BLOCK PAVED DRIVE FOR THREE CARS, 48' SOUTH FACING FULLY ENCLOSED GARDEN, FITTED CARPETS**

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**A well extended and superbly equipped semi-detached house situated in a highly favoured cul-de-sac within 100 yards of bus routes in Fleet Road. Access to Junction 4A of the M3 at Minley is within 1 mile and Farnborough main line station, with direct access to Waterloo in 34 minutes, and the town centre are 1.75 miles away. Parsonage Farm Infant School in Cherry Tree Close is 0.66 mile.**

### **CANOPY PORCH**

**With light point.**

### **16' HALL**

**Double glazed composite door, ceramic tiled floor, stairs with cupboard and balustrade, door to garage, double glazing, radiator, smooth ceiling.**

### **CLOAKROOM**

**Refitted white suite: low level WC suite, vanity unit with inset wash basin with mixer tap, chromium plated heated towel rail, part tiled walls, double glazed bay window, smooth ceiling.**

### **LOUNGE**

**14' 4 x 12' 7**

**Open brick fireplace, double glazing, double radiator, solid oak flooring, smooth ceiling.**



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**KITCHEN/DINER**

**18' 1 x 15' 9**

**Refitted units: twin 'Belfast' sink with mixer tap and cupboard, range of floor and wall cupboard units, ceramic tiled floor, double glazing, down lights, double glazed french door to garden, double radiator, integrated dishwasher.**



**FIRST FLOOR**

**LANDING**

**Fitted carpet (and to stairs), smooth ceiling, built-in airing cupboard with radiator.**

**BEDROOM 1**

**12' 7 x 11'**

**Range of recessed built-in wardrobe cupboards with sliding mirrored doors, fitted carpet, radiator, smooth ceiling.**



**BEDROOM 2**

**10' 5 x 8' 10**

**Radiator, double glazing, fitted carpet, smooth ceiling.**



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**BEDROOM 3**

**7' 9 x 6' 4**

**Double glazing, radiator, smooth ceiling, solid oak flooring.**

**8' 4 BATHROOM**

**Refitted white suite: panelled bath with mixer tap, built-in shower, adjoining full height wall tiling and screen, vanity unit with inset wash basin with mixer tap, low level WC suite, chromium plated heated towel rail, tiled walls, shaver point, smooth ceiling, high gloss ceramic tiled floor.**



**OUTSIDE**

**ATTACHED BRICK GARAGE/WORKSHOP**

**22' 5 x 8' 5**

**Light, power, double glazing, rear door to garden, door to hall, double doors, block paved drive for three cars.**

**48' GARDEN**

**South facing, fully enclosed and with lawn, mature hedging, paved and decked patio, light point, 6' panelled fencing, shed and hose tap.**



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.