

**VIEWING STRICTLY BY APPOINTMENT THROUGH MITCHELL AND PARTNERS
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THE CONIFERS TRUNK ROAD FARNBOROUGH HAMPSHIRE GU14 9SW

OFFERS OVER £475,000

FEATURES INCLUDE:

FAVOURABLE NON-ESTATE POSITION, DOUBLE BEDROOMS WITH EN-SUITE SHOWER ROOM TO MAIN, SUPERB REFITTED KITCHEN WITH BUILT-IN OVEN, HOB, INTEGRATED DISHWASHER, FRIDGE AND FREEZER, EYE AND FLOOR LEVEL LIGHTING, TWO RECEPTION ROOMS, 16' 7 x 9' 3 FAMILY ROOM/STUDY/BEDROOM, 19' 3 DOUBLE GLAZED CONSERVATORY WITH AIR CONDITIONING/HEATING UNIT, CLOAKROOM WITH REFITTED WHITE SUITE, BATHROOM WITH REFITTED WHITE SUITE, FULL WIDTH RANGE OF RECESSED BUILT-IN WARDROBE CUPBOARDS, GAS CENTRAL HEATING BY RADIATORS, REPLACEMENT DOUBLE GLAZING, DOUBLE GLAZED FRENCH DOORS, HARDWOOD AND LAMINATE FLOORING, TASTEFULLY PRESENTED DECORATIONS, 23' 7 x 7' 2 UTILITY ROOM, 40' FULLY ENCLOSED GARDEN, SMOOTH CEILINGS THROUGHOUT, BLOCK PAVED DRIVE FOR SEVERAL CARS

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A well equipped, detached, family house occupying a favoured, non-estate, position on the outskirts of the town towards Fleet direction. Access to Junction 4A of the M3 is within 1.5 mile, whilst bus routes pass the property. Parsonage Farm Infants School is within 0.25 mile.

TILED CANOPY PORCH

9' 2 HALL

Hardwood flooring, coved and smooth ceiling, double radiator, double glazing, double glazed composite door, stairs with balustrade.

CLOAKROOM

Refitted white suite: low level WC suite with concealed closet, vanity unit with inset wash basin with mixer tap, heated towel rail, hardwood flooring, double glazing, coved and smooth ceiling.

LOUNGE

14'3 x 11'8 (plus door recess)

Hardwood flooring, coved and smooth ceiling, double glazing, double glazed french door to conservatory.



CONSERVATORY

19'3 x 8'9

Double glazing, fitted carpet, double glazed french door to garden, heater/air conditioning unit with remote control.



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DINING ROOM

9'9 x 8'3

Double glazing, hardwood flooring, coved and smooth ceiling, radiator.

KITCHEN

10'3 x 8'3

Refitted units: single drainer stainless steel inset sink unit with mixer tap and cupboard, range of floor and wall cupboard units, wall cupboard unit housing gas fired boiler for central heating, integrated dishwasher, fridge and freezer, part tiled walls, hardwood flooring, coved and smooth ceiling, built-in oven and ceramic hob unit, stainless steel curved glass extractor hood, double radiator, down lights, lower spot lighting.



FAMILY ROOM/STUDY

16'7 x 9'3

Laminate strip flooring, smooth ceiling, down lights, access to roof space, double radiator.

FIRST FLOOR

LANDING

Double glazing, coved and smooth ceiling, fitted carpet (and to stairs), recessed built-in cupboard, access to roof space.

BEDROOM 1

10'4 x 9'9

Full width range of recessed built-in wardrobe cupboards, double glazing, radiator, fitted carpet, coved and smooth ceiling.



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EN-SUITE SHOWER ROOM

White suite: double tiled cubicle with built-in shower and door, low level WC suite, chromium plated heated towel rail, fitted carpet.

BEDROOM 2

9'9 x 8'6

Radiator, double glazing, fitted carpet, coved and smooth ceiling.

BEDROOM 3

8'4 x 8'1

Radiator, double glazing, fitted carpet, coved and smooth ceiling.

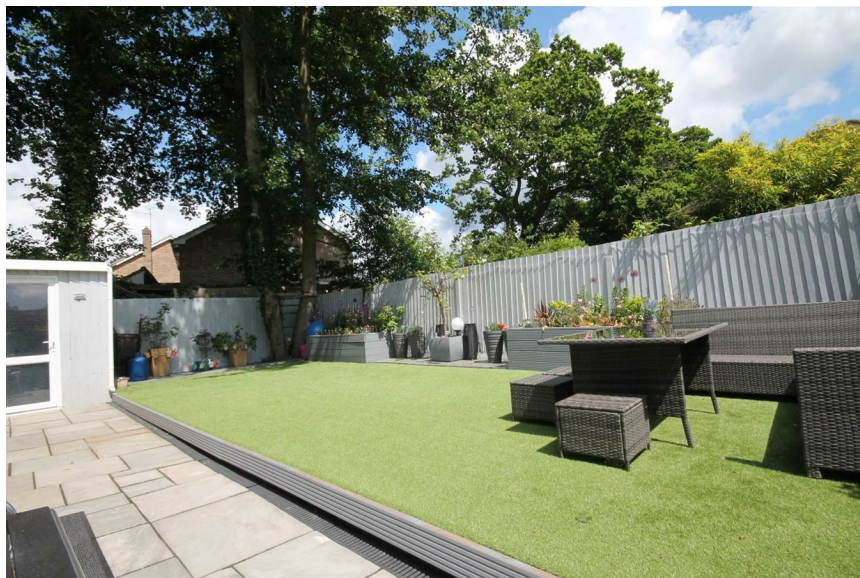
BATHROOM

Refitted white suite: panelled bath with mixer tap, shower attachment and adjoining full height wall tiling, pedestal wash basin with mixer tap, low level WC suite, radiator, double glazing, shaver point.

OUTSIDE

40' GARDEN

Fully enclosed and with astro turfed lawn, paved patio, 6' panelled fencing, raised flower beds, light point and tree.



UTILITY ROOM

23'7 x 7'2

Range of floor cupboard units, door to front, double glazed side door to garden.

DRIVE

Block paved, for several cars.