



Total area: approx. 115.2 sq. metres (1240.3 sq. feet)



39 Hilda Vale Road | Farnborough | BR6

Offers in excess of £650,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Attractive family home
- Intelligently extended
- 4 bedrooms
- Fantastic size lounge
- Spacious open plan family room
- Luxury fitted bathroom
- Secluded rear garden
- Off Street Parking



Kenton are delighted to present this beautifully presented 4 bedroom semi-detached family home, situated within the most desirable of locations. Having been intelligently extended, the property comprises both a spacious living area and a bespoke open plan modern fitted kitchen and dining area to the ground floor. To the first floor, you will find 4 good sized bedrooms in addition to a modern family bathroom. Having been incredibly well maintained by the current owners, the property is presented in immaculate condition throughout and is both double glazed and centrally heated. Externally, the property features an attractive landscaped sunny aspect rear garden, as well as a paved driveway providing off-street parking to the front. Hilda Vale Road is conveniently situated, with all the amenities Locksbottom has to offer within close proximity including a range of handy shops, bars and restaurants. Furthermore, the ever-popular Ofsted outstanding Darrick Wood School is within short walking distance. Interest amongst prospective buyers will inevitably be high and we therefore recommend your earliest attention. NO ONWARD CHAIN.

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39 Hilda Vale Road, Farnborough, BR6



Porch

Covered porch with light

Lounge

23'5" x 17'5" (7.13m x 5.32m) max
Double glazed leaded light bay window to the front, staircase to first floor, storage cupboard, radiator, laminated wood flooring.

Family room

17'3" x 15'5" (5.25m x 4.71m)
Double glazed sliding patio doors to the rear with large double glazed side window panels, double glazed window to the side, range of matching wall and base units, cupboards and drawers, sink unit with mixer tap, extensive working surfaces, integrated hob and oven with extractor hood over, space for American style fridge freezer, integrated dishwasher, radiator, laminated wood flooring.

Landing

Leading to all accommodation, fitted carpets.

Bedroom 1

12'10" x 8'8" (3.91m x 2.63m)
Double glazed leaded light bay window to the front, radiator, fitted carpet.

Bedroom 2

15'5" x 8'4" (4.71m x 2.54m)
Double glazed window to the rear, radiator, fitted carpet.

Bedroom 3

11'9" x 8'4" (3.58m x 2.55m)
Double glazed window to the rear, radiator, fitted carpet.

Bedroom 4

8'11" x 8'5" (2.71m x 2.57m)
Double glazed leaded light window to the front, radiator, fitted carpet.

Bathroom

8'9" x 8'6" (2.67m x 2.60m)
Panelled bath with mixer tap, independent corner shower cubicle, low-level W.C., wash hand basin in vanity unit, fully tiled walls. tiled flooring.

Rear garden

Patio area, traditional lawn, mature shrubs and flowerbeds, wooden shed.

Driveway

Paved private driveway with ample room for 2 cars

