



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Situated along a walkway is this three bedroom end of terrace home on the Pinewood Park development. The accommodation on the ground floor comprises of a lounge, kitchen/dining room and cloakroom, on the first floor there are two double bedrooms with wardrobes and a third single bedroom and bathroom. Outside the property has front and rear gardens and a garage situated at the rear with driveway parking. The property is conveniently situated for local shops and schools with access to junction 4a of the M3 motorway at nearby Minley and Farnborough main railway station about two and a half miles away. No onward chain.

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

Entrance Lobby.

Glazed door to:

Kitchen/Dining Room

15' 3" x 14' 0" (4.65m x 4.27m) The kitchen area has a single drainer sink unit, work tops, range of high and low level units, space for washing machine and dish washer, built in four burner gas hob with extractor over and oven below, peninsular breakfast bar with cupboard and appliance space below and glazed cabinets. The dining area has a double radiator and there are sealed unit double glazed windows, glazed door to:

Lounge

15' 4" x 12' 10" (4.67m x 3.91m) Ornamental fireplace with fitted electric fire, two double radiators, sealed unit double glazed sliding doors leading to the rear garden and glazed door to:

Rear Lobby

Built in storage cupboard and half glazed door to the rear garden.

Cloakroom

Low level w.c, wash basin, radiator, single glazed window.

First Floor Landing.

Radiator, access to loft, built in cupboard housing a gas fired central heating boiler, sealed unit double glazed window.

Bedroom one

13' 2" x 9' 2" (4.01m x 2.79m) Radiator, double built in wardrobe, sealed unit double glazed window.

Bedroom two

10' 11" x 8' 11" (3.33m x 2.72m) Radiator, double built in wardrobe, sealed unit double glazed window.

Bedroom Three

9' 10" x 6' 0" (3.00m x 1.83m) Radiator, sealed unit double glazed window.

Bathroom

Panelled bath with a separate shower unit and tiled surround, pedestal wash basin, low level w.c, sealed unit double glazed frosted window.

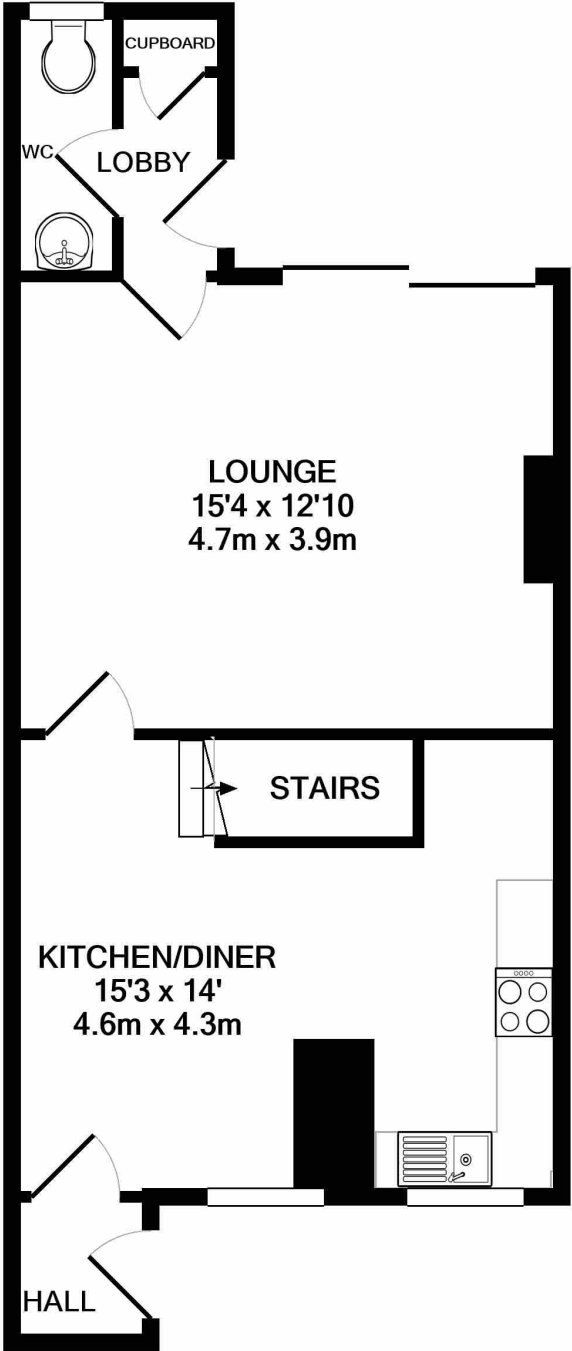
Outside

Rear Garden

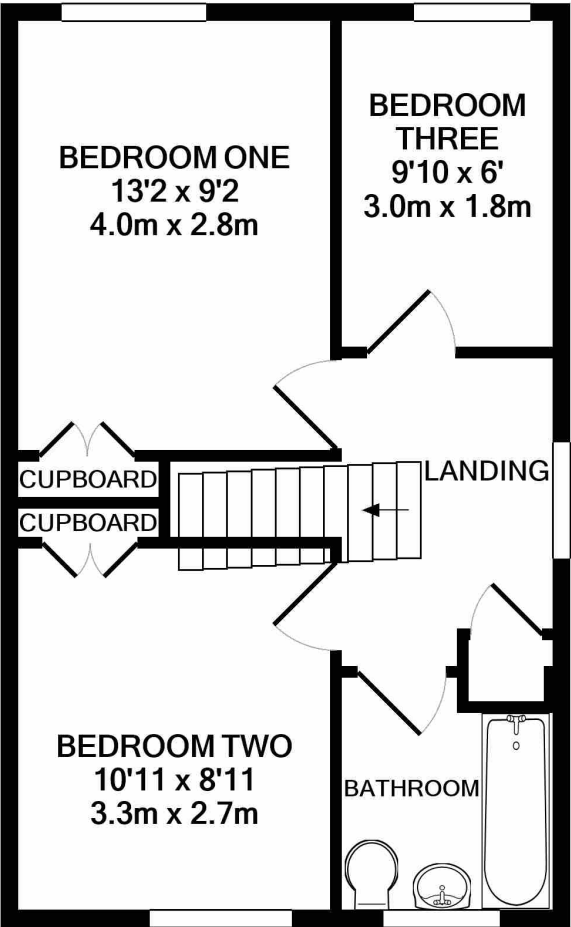
Mainly laid to lawn with a timber garden shed and a rear gated access.

Garage

17' 0" x 8' 3" (5.18m x 2.51m) Light and power, rear personal door into the rear garden.



GROUND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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