

HOLLY ROAD, FARNBOROUGH GU14
OFFERS OVER £400,000

ROAD MAP



HYBRID MAP



TERRAIN MAP



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





FLOORPLAN

MAIN FEATURES

- Extended Semi Detached Property
- Characterful & Well Presented
- Two Double Bedrooms
- Spacious Rear Garden
- Modern Kitchen/Breakfast Room
- Ground Floor Shower Room
- Large En Suite To Bedroom One
- Driveway Parking
- Studio & Workshop

FULL DETAILS

Kitchen/Breakfast Room

18'0 x 12'0 (5.49m x 3.66m)

Range of base and eye level units, sink, oven/grill, five ring gas hob, extractor fan and space for; fridge/freezer and washing machine. Tiled flooring and doors leading to the rear garden.

Shower Room

Wash hand basin, low level WC, shower cubicle with rainfall shower head and shower attachment, mirrored storage unit, heated towel rail and tiled flooring.

Living Room

12'6 x 12'0 (3.81m x 3.66m)

Log burner, understairs storage, laminate flooring and stairs leading to the first floor.

Dining Room

12'0 x 10'0 (3.66m x 3.05m)

Front aspect, feature gas fireplace and wood flooring.

First Floor Landing

Carpet flooring. Access to the boarded loft.

Bedroom One

12'0 x 9'6 (3.66m x 2.90m)

Rear aspect double bedroom, feature fireplace, carpet flooring and wardrobe with sliding doors. Door leading through to;

En Suite

Bath with power shower, low level WC, wash hand basin, heated towel rail and tiled flooring.

Bedroom Two

12'0 x 10'0 (3.66m x 3.05m)

Front aspect double bedroom, storage and carpet flooring.

To The Front

Driveway parking.

To The Rear

Mainly laid to lawn with patio areas and fire pit. Log store and a range of mature trees and shrubs.

Workshop

17'0 x 9'0 (5.18m x 2.74m)

Power, lighting and work bench.

Studio

12'0 x 9'0 (3.66m x 2.74m)

Power, lighting and laminate flooring with electric underfloor heating.

Council Tax

Band C.



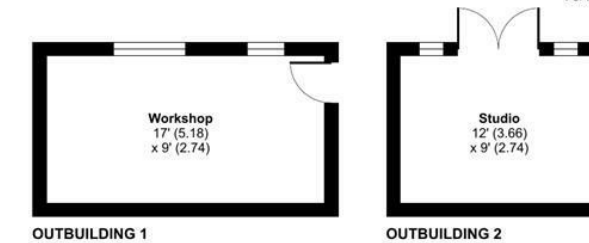
Holly Road, Farnborough, GU14

Approximate Area = 854 sq ft / 79.3 sq m

Outbuildings = 261 sq ft / 24.2 sq m

Total = 1115 sq ft / 103.5 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2024. Produced for Knights Property Services. REF: 1137903 **KNIGHTS PROPERTY SERVICES**

HOLLY ROAD, FARNBOROUGH GU14

KNIGHTS PROPERTY SERVICES - New to the market for sale is this extended and well presented semi detached property. The characterful home comprising; modern kitchen/breakfast room, living room, dining room, ground floor shower room and two double bedrooms with an en suite to bedroom one. In addition to driveway parking, a standout feature of this character property is the well maintained and spacious rear garden with a studio and workshop. The home is ideally situated within walking distance of a wide range of amenities in addition to Farnborough Main train station with its direct links to London Waterloo.