



Selbon

Residential sales & lettings

Polden Close, Farnborough,
Hampshire, GU14 9HN

Guide price £465,000 Freehold



01252 979300

Selbonproperty.co.uk

- Semi-Detached Family Home
- Kitchen/Breakfast/Dining Room
- Family Bathroom
- Ample Driveway Parking & Garage
- Close to Local Schools & Amenities
- Three Bedrooms
- Living Room & Cloakroom
- Enclosed Rear Garden
- Cul-De-Sac Location
- Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this fantastic three bedroom semi-detached family home situated on the ever popular Westfields development in Farnborough.

The property is ideally located for schools and is currently in the catchment area for Pinewood Infant School, Guillemont Junior School and Fernhill School & Language College.

On entering the property you are welcomed into a hallway with storage cupboard. Door to living room with feature bay window and stairs to the first floor. Of particular note is the 17ft. kitchen/breakfast/dining room which benefits from French doors to the rear garden.

The kitchen comprises; eye and base level cupboard and drawer units with built-in appliances including oven, hob and extractor over. Space and plumbing for washing machine, door to cloakroom and door to the side of the property.

To the first floor are three bedrooms (all with built-in cupboards) and a family bathroom. The bathroom comprises; panel enclosed bath with shower over, hand wash basin and W.C.

Externally the rear garden is predominately laid to lawn with a patio area immediately to the rear of the property. Path leads to a side gate giving access to the front and also to the garage.

To the front of the property is a large driveway providing off-street parking for several vehicles which leads to a garage.

Located within easy reach of good road connections and schools. Farnborough is a thriving town, linking to the M3 and major roads, providing excellent connections to the coast, city and airports. It has become a choice setting for business headquarters and hosts the 'International Air Show'.

A choice of three stations, Farnborough main, Farnborough North and North Camp, collectively serve links to London Waterloo, Reading and Gatwick Airport.

Farnborough has become a choice setting for business headquarters and hosts the 'International Air Show'. St Michael's Abbey is a notable structure along with Queen Elizabeth country park.







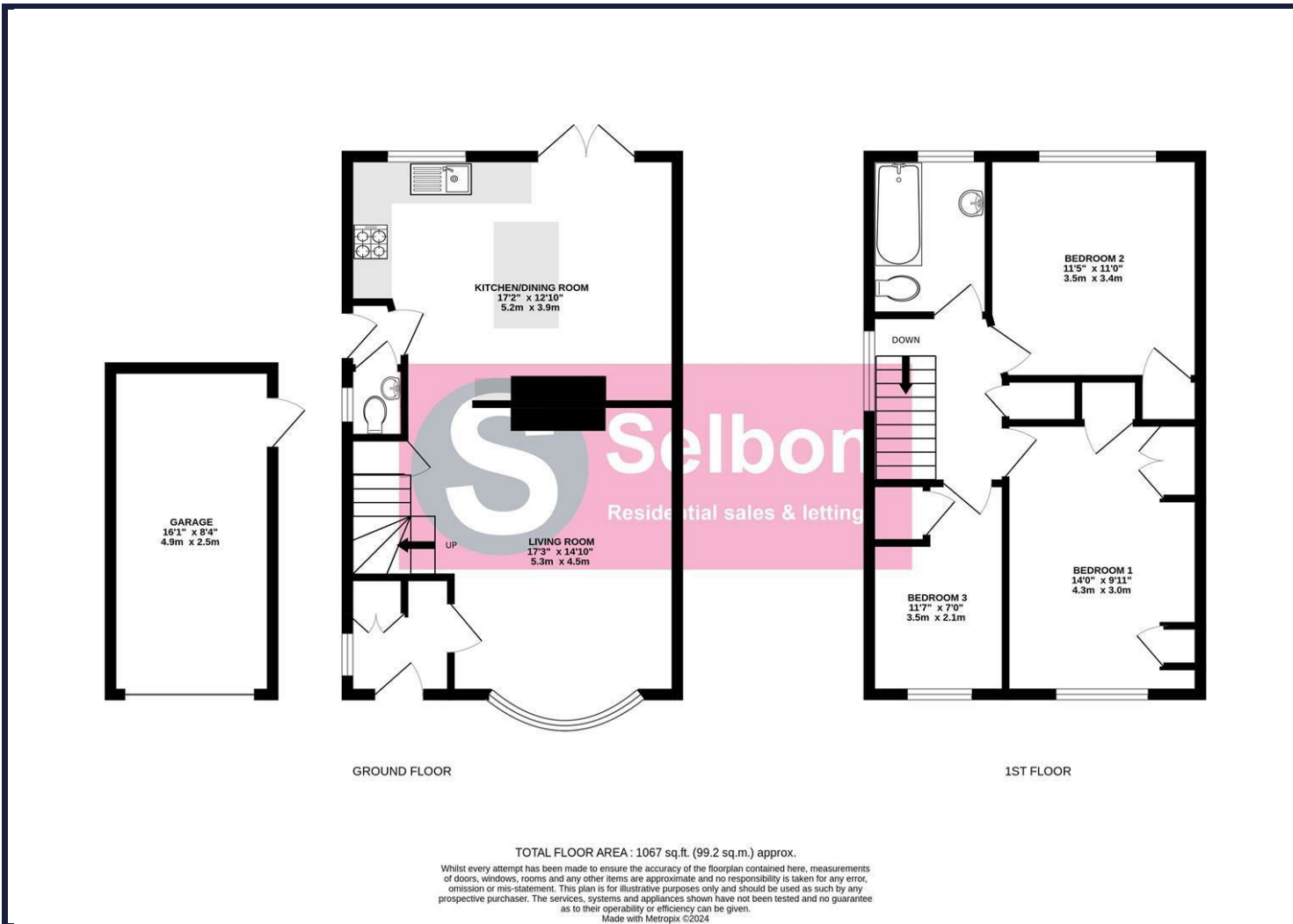




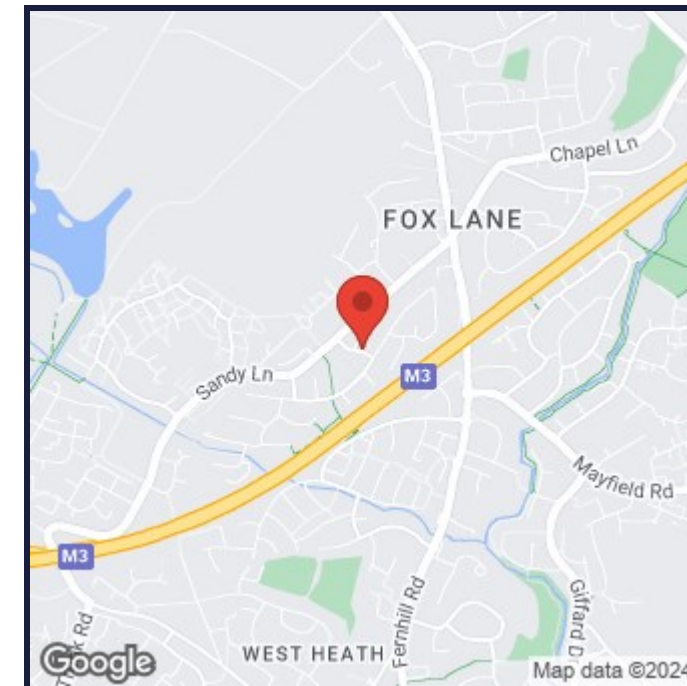




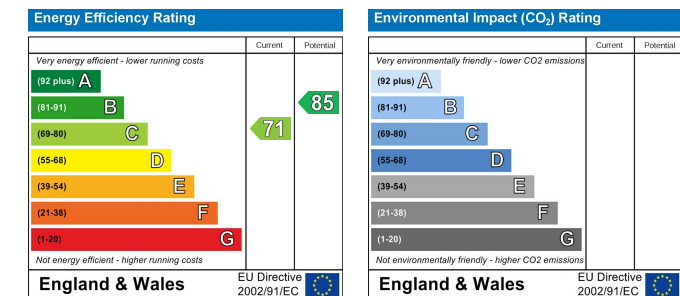
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D

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