



Selbon

Residential sales & lettings

Lodsworth, Farnborough,
Hampshire, GU14 0RT

Offers in excess of £575,000 Freehold



01252 979300

Selbonproperty.co.uk

- Detached Family Home
- Lounge & Conservatory
- Utility Room & Cloakroom
- 3 Further Bedrooms & Family Bathroom
- Garage & Driveway Parking
- Entrance Hall
- Kitchen/Dining Room
- Main Bedroom With En Suite Shower Room
- Gas Radiator Heating & Double Glazed Windows
- Cu de Sac Location In Southwood

Selbon Estate Agents are delighted to offer this modern detached family home to the market, conveniently located in a cul de sac location, on the ever popular Southwood development in Farnborough.

The property has been extended and modernised by the current vendors to offer versatile and flexible living accommodation, to suit today's family lifestyle.

The property is accessed via the driveway leading to a covered entrance porch with a double glazed front door leading to the entrance hall which has the stairs to the first floor and a door leading to the lounge.

The bright front aspect lounge has a door leading to the 20ft refitted kitchen/breakfast room, which in turn has doors leading to the 11ft conservatory and utility room, which has doors to the cloakroom with a white suite and a double glazed door to the rear garden.

The well appointed kitchen has an extensive range of storage units, work surfaces, break fast bar, some integrated appliances as well as space for a dining room table and chairs.

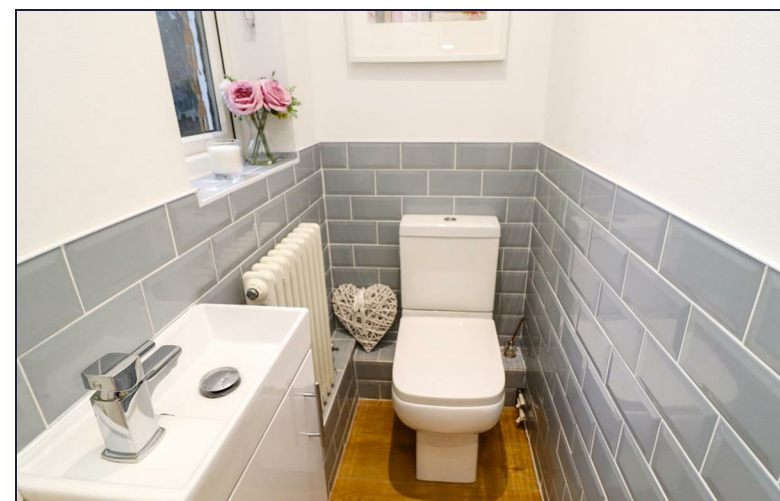
The first floor landing gives access to the loft, the main bedroom has fitted wardrobes and an en suite shower room, there are 3 further bedrooms and a family bathroom.

Further features include, gas central heating, double glazed windows, an enclosed southerly facing rear garden, a single integral garage with light and power, an open plan front garden and driveway parking for 2/3 cars.

Southwood, a suburb of Farnborough and the property is within easy walking distance of a supermarket, doctors & dentist surgeries, community centre, school, a restaurant, two pubs, cricket club, football club, Southwood woodland and nature reserve.

Farnborough is set in an ideal location for the commuter with excellent rail, road and general transport networks; Farnborough mainline station will take you into London Waterloo in under 40 minutes and there is access to the M3 bringing Farnham, Fleet, Basingstoke and Camberley within easy reach.

An early viewing is highly recommended.



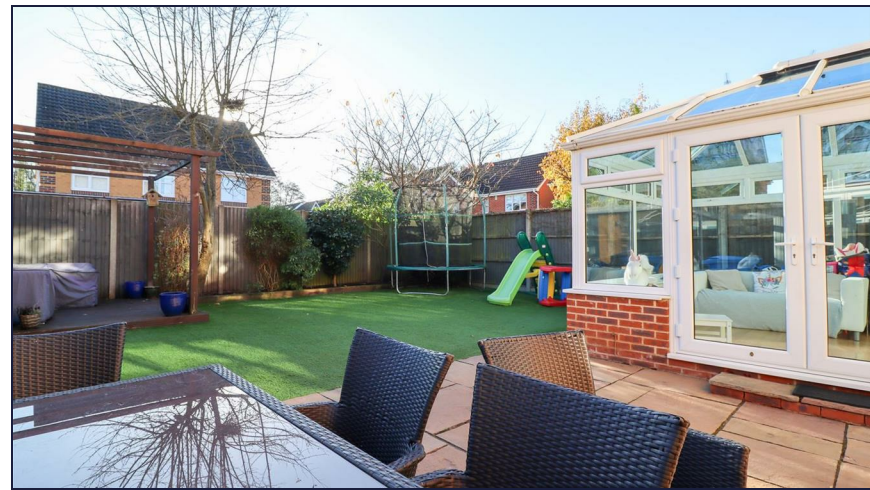
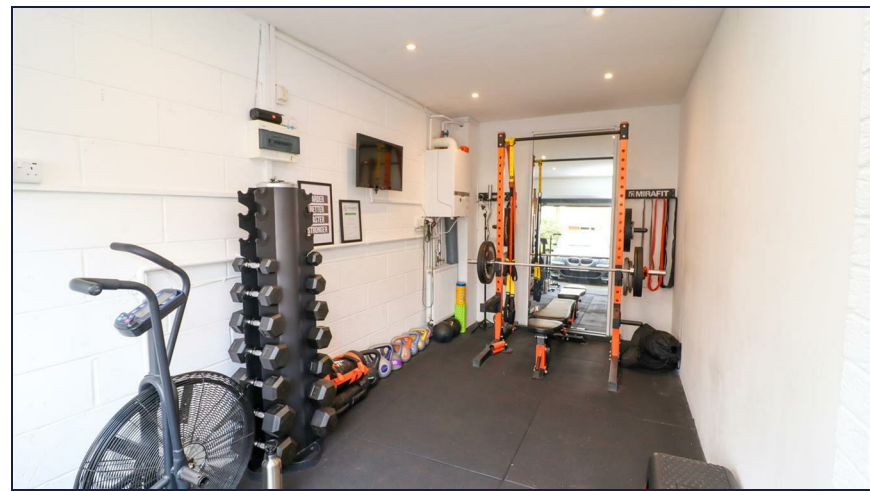






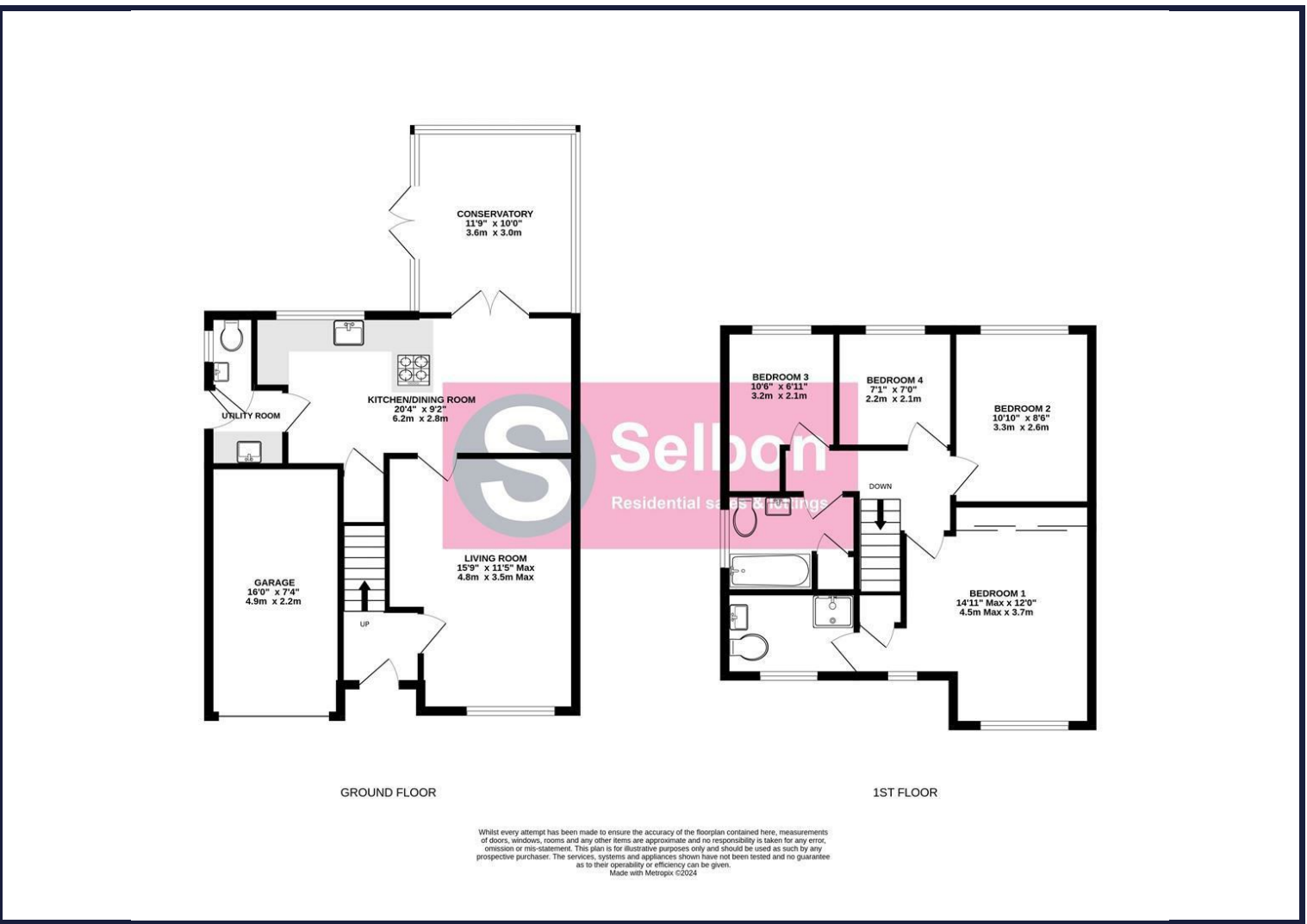




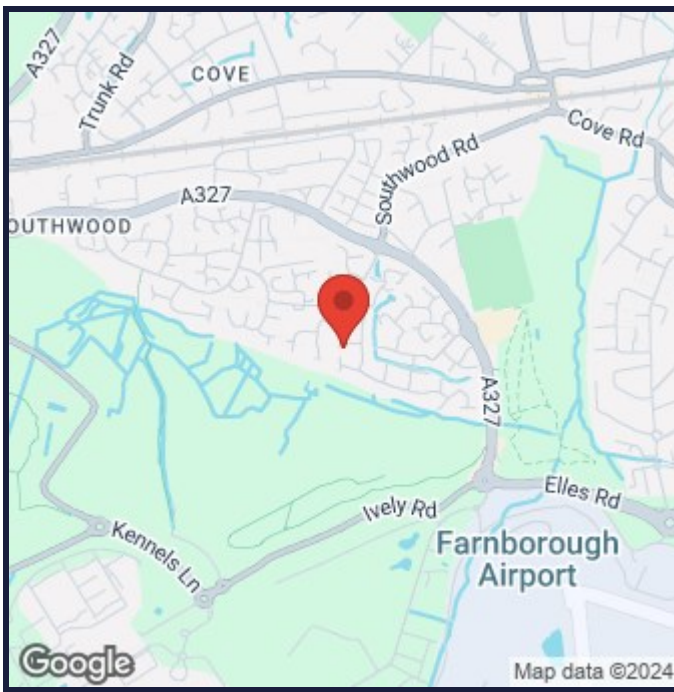




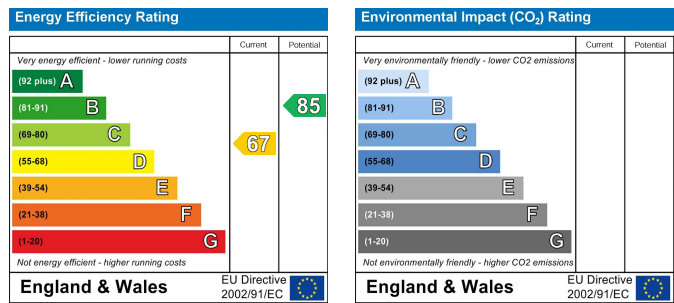
Floor Plans



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

Council Tax Band: F

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.