



Selbon

Residential sales & lettings

Hanover Gardens, Farnborough,
Hampshire, GU14 9DT

Offers over £450,000 Freehold



01252 979300

Selbonproperty.co.uk

- Extended Semi-Detached Family Home
- 19ft. Re-Fitted Kitchen With Built-In Appliances
- 14ft. Living Room
- South Facing Rear Garden
- Cul-De-Sac Location
- Three Bedrooms
- 17ft. Family/Dining Room
- Study & Cloakroom
- Driveway Parking & Garage
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this well-presented and extended three bedroom semi-detached family home, situated in a cul-de-sac location, close to local schools and amenities.

The current school catchment areas include: Manor Infant & Junior schools as well as Cove Infant & Junior schools and Cove Secondary school.

The property has been extended and now offers excellent living space including; 14ft. living room with front aspect bay window, 19ft. kitchen, study, cloakroom and a 17ft. dining/family room.

The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset one and a half bowl sink with mixer tap, built-in appliances include; 5 ring gas hob with extractor over, Neff oven with slide and hide door, and Neff combination grill, dishwasher and washing machine. Space for American fridge/freezer. Opening from the kitchen is the family/dining room with feature fireplace and door to the rear garden.

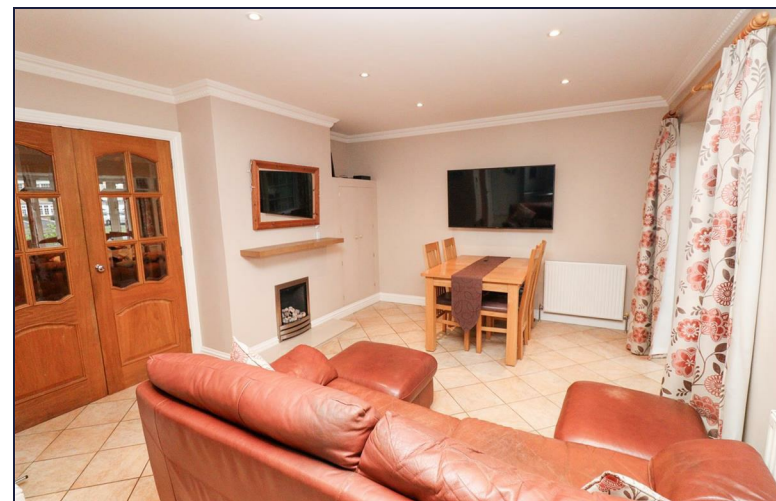
To the first floor are three bedrooms and a family bathroom. The bathroom comprises; panel enclosed bath with shower over, low level W.C. and hand wash basin inset to vanity unit with storage cupboard below.

Externally the Southerly facing rear garden measures approximately 40ft. in length by 50ft. in width to the longest point and is predominately laid to lawn with a decked area immediately to the rear of the property.

For the commuter Farnborough train station is under 2 miles distance with trains direct to London Waterloo. Junction 4 and 4a of the M3 motorway are around 3 miles distance from the property.

To the front is driveway parking for several vehicles and leads to a garage with up and over door, power and light.

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, whilst King George Playing Fields hosts numerous community events.







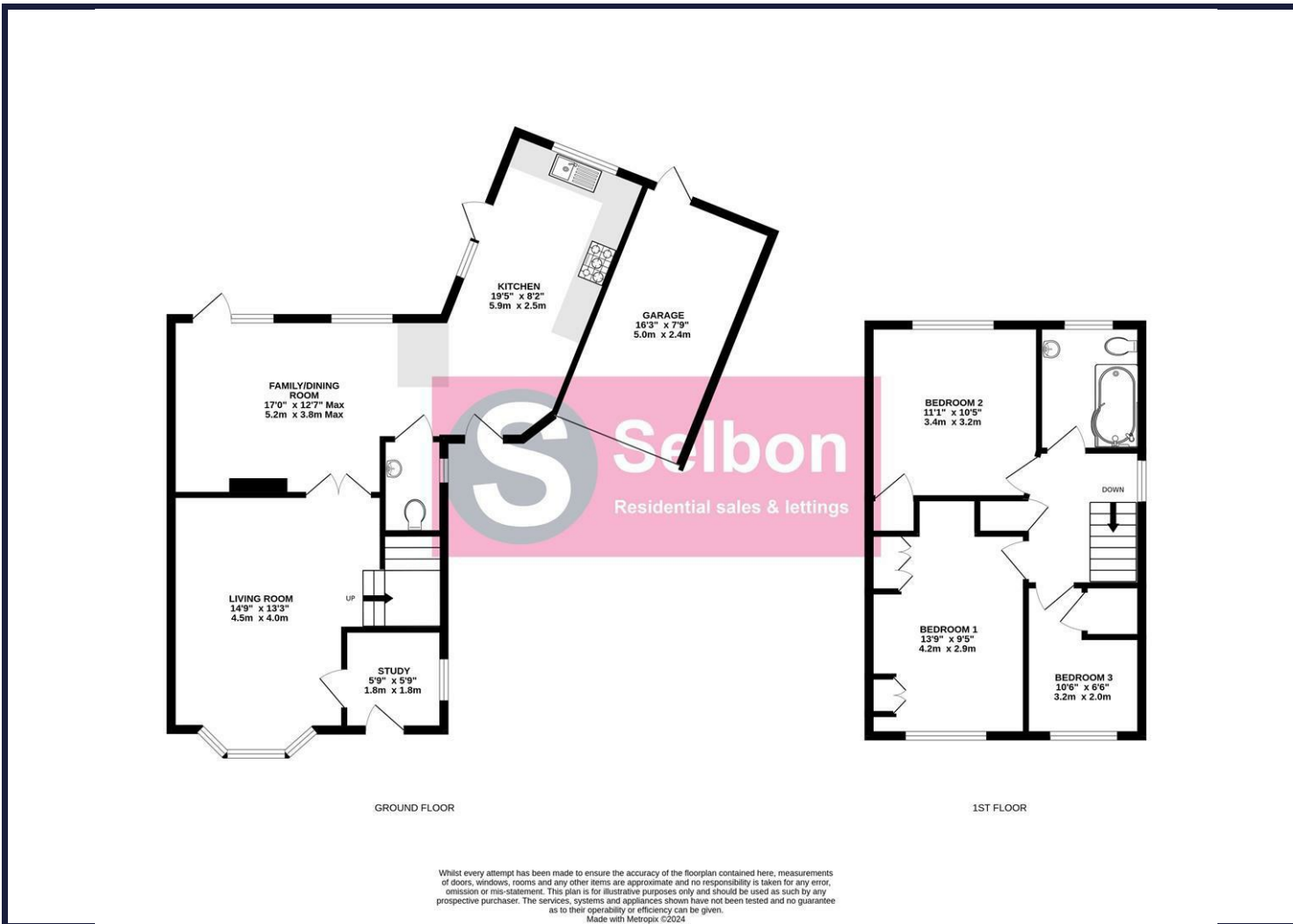




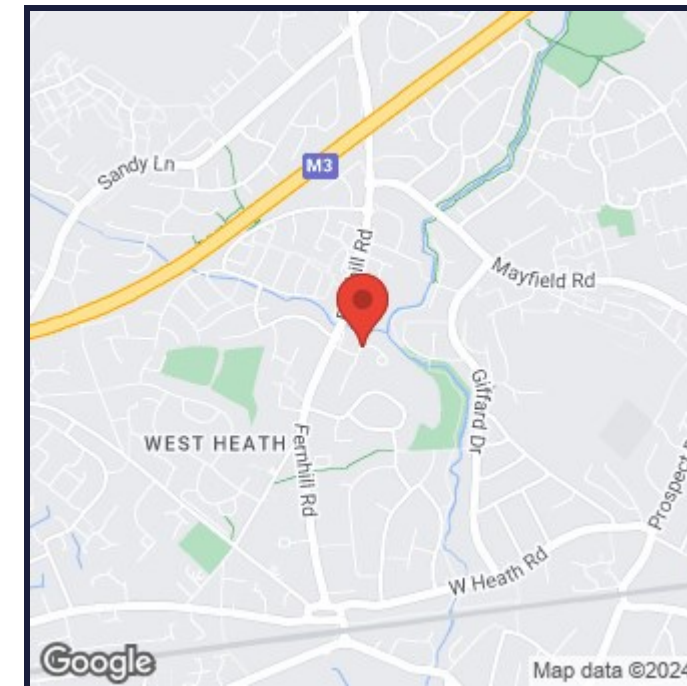




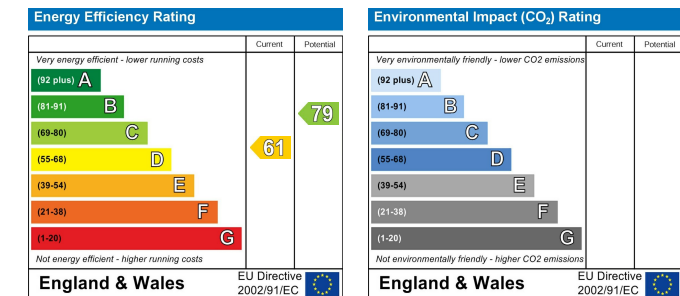
Floor Plans



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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