



Prospect Road, Farnborough,  
Hampshire, GU14 8LA

STEVEN O'CONNOR  
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## Guide Price: £260,000 to £270,000

We are delighted to present to the market this spacious first floor maisonette. Completely refurbished by its current owner, the property occupies a convenient location close to local schools and within walking distance of both Farnborough main line station, with direct access to Waterloo in 34 minutes, and the shopping center. The deceptively spacious accommodation comprises two double bedrooms, a bright sitting room, modern fitted kitchen with appliances and a stylish shower room, all of which should be viewed internally to be fully appreciated. Outside, the property benefits from communal gardens, off road parking and a garage.

### Accommodation

The front door leads immediately to a staircase, with access to the first-floor landing. The sitting room overlooks the rear gardens and has the benefit of a feature fire surround. Both bedrooms are large enough to accommodate a double bed. The second bedroom also has the benefit of fitted storage. The re-fitted kitchen and shower room, however, are the “stars of the show”, both

have been re-fitted by the current owner to a high standard. The kitchen comprises a range of stylish dark matt fronted units at both wall and base level with contrasting woodblock worksurfaces over, and complementary tiling to principal walled areas. The kitchen also has the benefit of fitted appliances and a refitted boiler. The shower room continues the monochrome theme, with a large black framed walk-in shower area and white low-level w/c and wash hand basin. The colour scheme is enhanced by the room furniture and wall tiles.

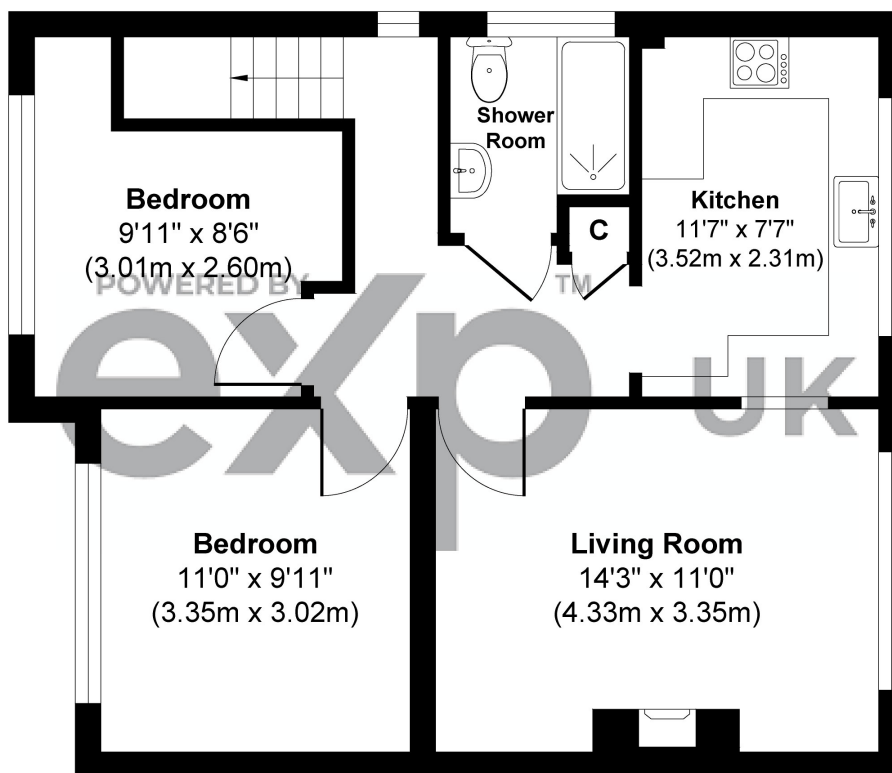
Outside the property has the benefit of communal gardens to the rear, off road parking and a garage with up and over door.

Internal viewing is recommended to fully appreciate all that this well-presented property has to offer.

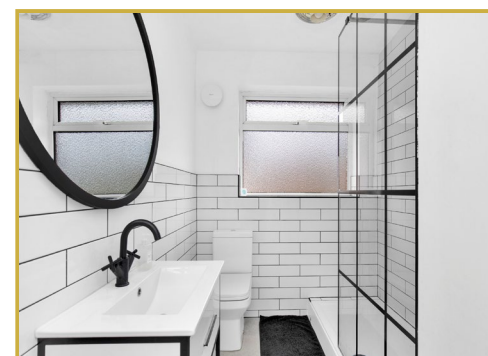
- Two Bedrooms
- Sitting Room
- Re-fitted Kitchen
- Re-fitted Shower Room
- Off Road Parking & Garage
- New Boiler Fitted in 2020
- Double Glazing & GCH
- Walking Distance to Farnborough

Mainline Station

**Prospect Road**  
Approx. Gross Internal Floor Area  
595 sq. ft / 55.32 sq. m



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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