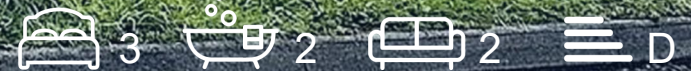




48 Blunden Road, Farnborough, GU14 8QL

Guide price £450,000





# 48 Blunden Road

Farnborough, GU14 8QL

- Three Bedrooms
- Modern Kitchen
- Downstairs W/C
- Fantastic Decor
- Large Lounge/Diner
- Utility Room
- Conservatory
- No Onward Chain

A captivating three-bedroom semi-detached home nestled in the prestigious West Heath area, offering a blend of comfort and convenience. This property is close to popular local schools and a plethora of local conveniences, making it a sanctuary for families and professionals alike.

Once you have stepped into the large lounge/diner you are met with relaxation and warmth, this is complemented by a charming rear aspect kitchen that serves as the heart of the home and a beautiful conservatory to the rear. The ground floor also houses a convenient cloakroom, utility room and integral door to the garage.

On the first floor you will discover three generously proportioned bedrooms, each a canvas for your personal touch, alongside a recently modernized shower room and another separate W/C.

The exterior does not shy away from impressing with its vast rear garden, perfect for both tranquil solitude and exuberant gatherings making it a perfect Oasis. The front of the property offers a garage and extensive parking space to cater for your vehicular needs.

A Must-View Property - This home is not just seen; it is experienced. Book your viewing today!



## Porch

## Entrance Hall

**Lounge/Diner** 23'10x10 (7.26mx3.05m)

**Kitchen** 10'6x8'2 (3.20mx2.49m)

**Utility Room** 10'1x7'2 (3.07mx2.18m)

**Conservatory** 10'9x9 (3.28mx2.74m)

## Downstairs W/C

**Garage** 17'10x7'4 (5.44mx2.24m)

## First Floor

**Bedroom One** 13x10 (3.96mx3.05m)

**Bedroom Two** 10'7x10 (3.23mx3.05m)

**Bedroom Three** 9'5x7'4 (2.87mx2.24m)

## Shower Room





## Separate W/C

### Outside

Step into a serene sanctuary with this beautifully designed garden, a true testament to tranquility and style. The heart of this outdoor retreat is the expansive patio, crafted from the finest tiles, offering a perfect stage for sophisticated entertaining and peaceful lounging. At its core, a charming circular flower bed blooms with a curated selection of plants, infusing the space with color and life.

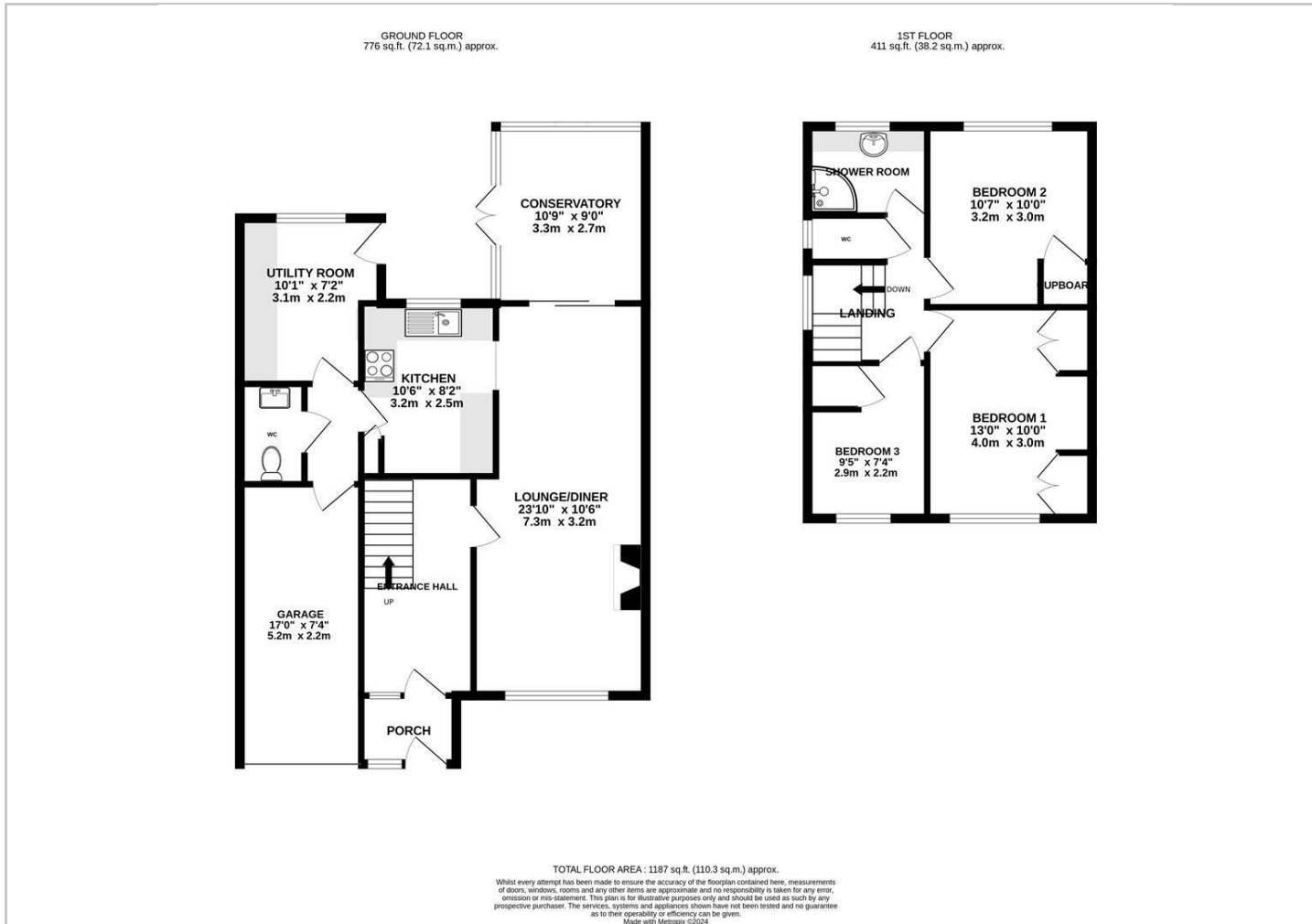
## Directions

Head south on Farnborough Rd/A325, turn right onto Prospect Ave, at Cherrywood Roundabout, take the 1st exit onto Prospect Rd, go through 1 roundabout, at the next roundabout, take the 2nd exit onto W Heath Rd, turn right onto Blunden Rd, destination will be on the right.

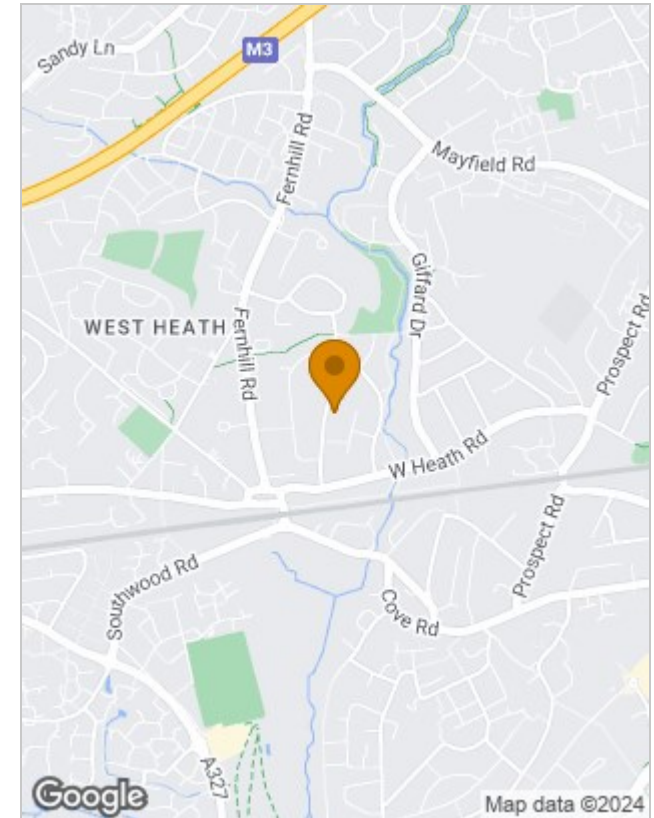




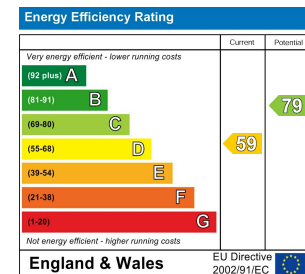
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

The Hub Fowler Avenue, Farnborough Business Park, Farnborough, Hampshire, GU14 7JF  
Tel: 01252 561000 Email: sales@tekoop.co.uk <https://www.tekoop.co.uk>