



5 Blackstone Close, Farnborough, GU14 9JW

£400,000









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# 5 Blackstone Close

Farnborough, GU14 9JW

- Three Bedrooms
- Recently Refitted Modern Kitchen with Dining Area
- Downstairs W/C
- Private Rear Garden
- Front Aspect Lounge
- Conservatory
- Ensuite To Bedroom One
- Garage With EV Charging Point

Nestled in a charming cul-de-sac, this delightful three-bedroom family home offers convenient access to well-regarded local schools, shops, and public transport links.

The property features a front-facing lounge, a recently updated modern kitchen with a dining area, a conservatory, and a downstairs W/C. The first floor comprises three bedrooms, with an ensuite to the master bedroom and a family bathroom.

The rear of the property boasts a private, low-maintenance garden and a garage equipped with an EV charging point, while the front garden provides a welcoming entrance.

Awaiting a slight revamp décor-wise this house needs to be viewed to appreciate the modern kitchen, white bathroom suite, double glazing, and recently fitted boiler, could this be your modern palace in the waiting?



## Entrance

## Lounge

18'10x11'5 (5.74mx3.48m)

## Kitchen/Diner

18'10x11'5 (5.74mx3.48m)

## Conservatory

14x10'10 (4.27mx3.30m)

## Downstairs W/C

## First Floor

## Bedroom One

10'6x8'3 (3.20mx2.51m)

## Ensuite Shower

## Bedroom Two

12'3x6'1 (3.73mx1.85m)

## Bedroom Three

9'1x6'3 (2.77mx1.91m)

## Bathroom

## Outside

An easily manageable garden with patio, lawn area, timber storage shed and gated access to the rear.





## Directions

Try "WHAT THREE WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; [///kilowatt.toothpick.typist](https://www.what3words.com/#!/k/watt.toothpick.typist)

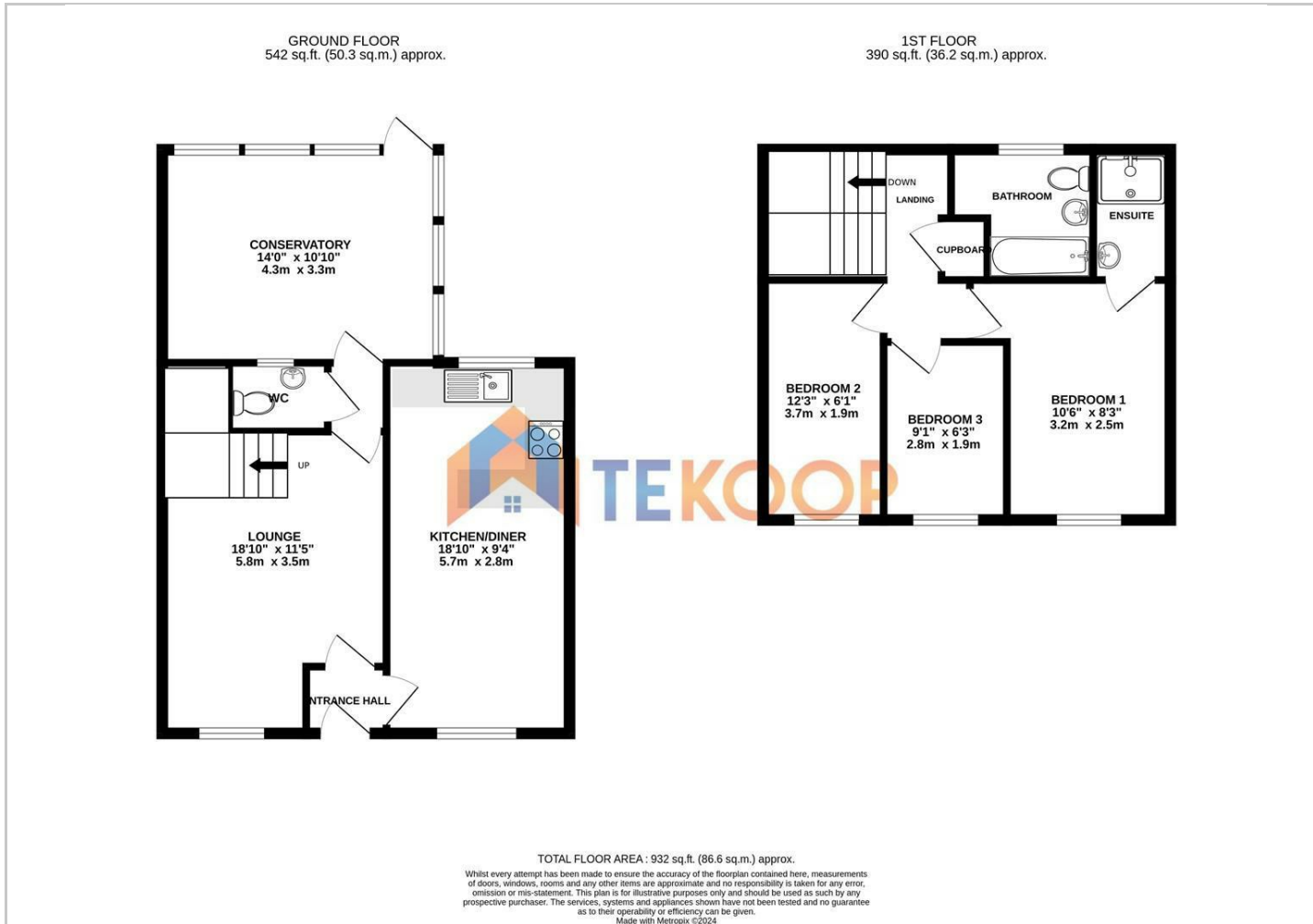




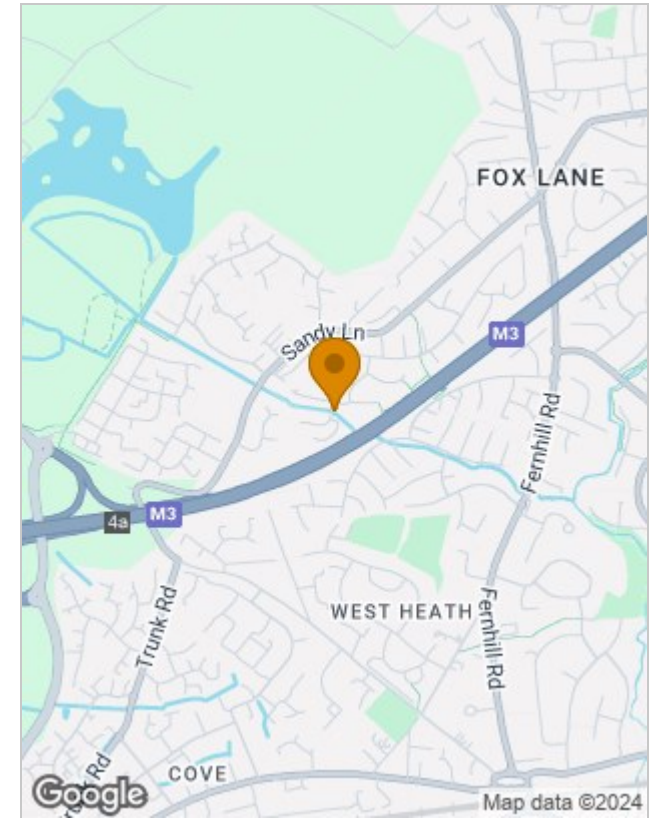




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

## 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.