



1 Collier Close, Farnborough, GU14 9QL

Guide price £375,000



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# 1 Collier Close

Farnborough, GU14 9QL

- Three/Four Bedrooms Semi-Detached
- Separate Dining Room
- Refurbishment Opportunity
- No Chain
- Front Aspect Lounge
- Goodsize Kitchen
- Probate Granted
- Large Rear Garden

An incredible opportunity to transform a property into your dream home! Nestled in a quaint cul-de-sac, this house is just a stone's throw from popular schools, shops, and excellent public transport links—you could not ask for a better location!

Inside, you will find a welcoming front lounge, a separate dining room, and a generously sized kitchen. The convenience of a downstairs W/C and bathroom adds to the appeal. Head upstairs to discover four bedrooms—one of which overlooks the large rear garden, making it an ideal office or creative space.

Step outside to the expansive L-shaped rear garden—a paradise for gardening enthusiasts and the perfect setting for entertaining family and friends. At the front, there is the added benefit of street parking for two vehicles. And the best part? This property is being sold with no onward chain, so it is ready for you to make it your own.

Do not miss this fantastic find—it is a must-see!



## Entrance Porch

**Lounge** 13'8x12'11 (4.17mx369.11m)

**Dining Room** 14'6x13'8 (4.42mx4.17m)

**Kitchen** 14'x8'9 (4.27mx2.67m)

**Rear Hallway**

**Downstairs W/C**

**Bathroom**

**First Floor**

**Bedroom One** 13'8x12'2 (4.17mx3.71m)

**Bedroom Two** 13'8x12 (4.17mx3.66m)

**Bedroom Three** 13'3x12'3 (4.04mx3.73m)

**Bedroom Four** 13'2x6' (4.01mx1.83m)

**Outside**

Step into the expansive rear garden—a true paradise for gardening enthusiasts and the perfect setting for entertaining.





## 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; [///comply.scatter.unto](https://www.what3words.com/)





## Floor Plans



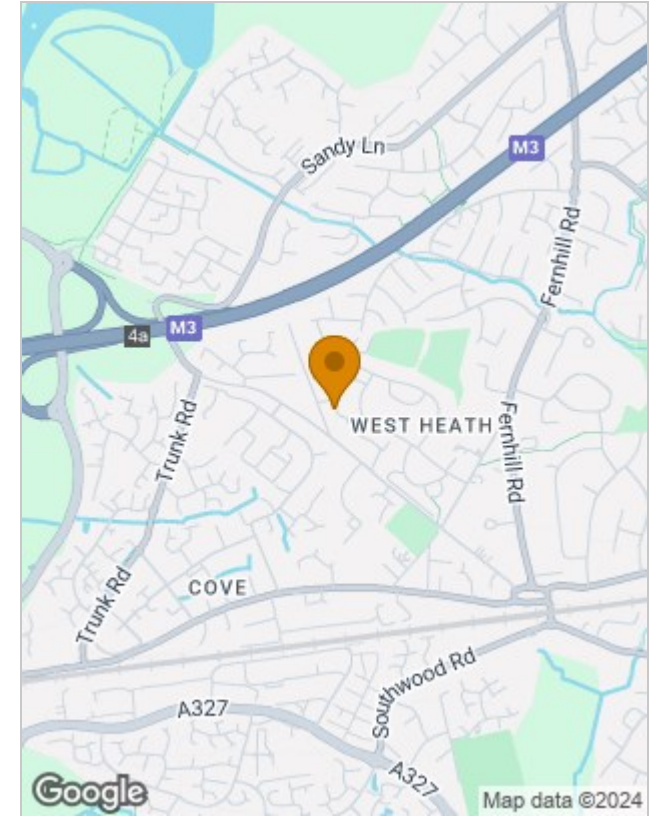
## Viewing

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.

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## Location Map



## Energy Performance Graph

