



25 Napoleon Avenue, Farnborough, GU14 8LZ

Price guide £675,000





25 Napoleon Avenue

Farnborough, GU14 8LZ

- Four Bedrooms
- Located In Empress Park
- No Onward Chain
- Large Frontage With Parking For Multiple Vehicles
- Detached
- Huge Scope To Improve & Extend (STPP)
- Secluded Rear Garden
- A Fantastic Opportunity In a Fantastic Location

****Discover Your Dream Home on Napoleon Avenue, Empress Park, Farnborough****

Welcome to this charming property located on the picturesque Napoleon Avenue in Empress Park, Farnborough. Each home in this area boasts unique individuality, and this spacious residence is no exception. It presents an excellent opportunity for those looking to craft their dream home.

****Key Features:****

- ****Four Well-Proportioned Bedrooms:**** Perfect for a growing family or accommodating guests.
- ****Beautiful Established Garden**** Well stocked with various trees and shrubs, this wonderful garden also offers a great level of privacy.
- ****Ample Parking Space:**** Practical for families or those requiring additional parking.

While the property is in need of refurbishment, this offers a unique chance for buyers to personalise and enhance the space to their taste. The potential for transformation is significant, allowing you to design a home that truly reflects your style and preferences.

****Location Benefits:****

- Close to local amenities
- Reputable schools nearby
- Excellent transport links

In summary, this house on Napoleon Avenue is a promising investment for those willing to undertake a refurbishment project. It offers the perfect canvas to create a beautiful and functional family home in one of the most sought-after and prestigious roads in the area. Do not miss the chance to explore the potential this property holds.



Entrance Hall	
Lounge/Diner	26'6x12'9 (8.08mx3.89m)
Kitchen	13'2x9' (4.01mx2.74m)
Downstairs W/C & Shower	
First Floor	
Bedroom One	13'3x9'10 (4.04mx3.00m)
Bedroom Two	12x8'8 (3.66mx2.64m)
Bedroom Three	12'9x8'2 (3.89mx2.49m)
Bedroom Four	9'5x7'4 (2.87mx2.24m)
Bathroom	
Integral Garage	
Outside	

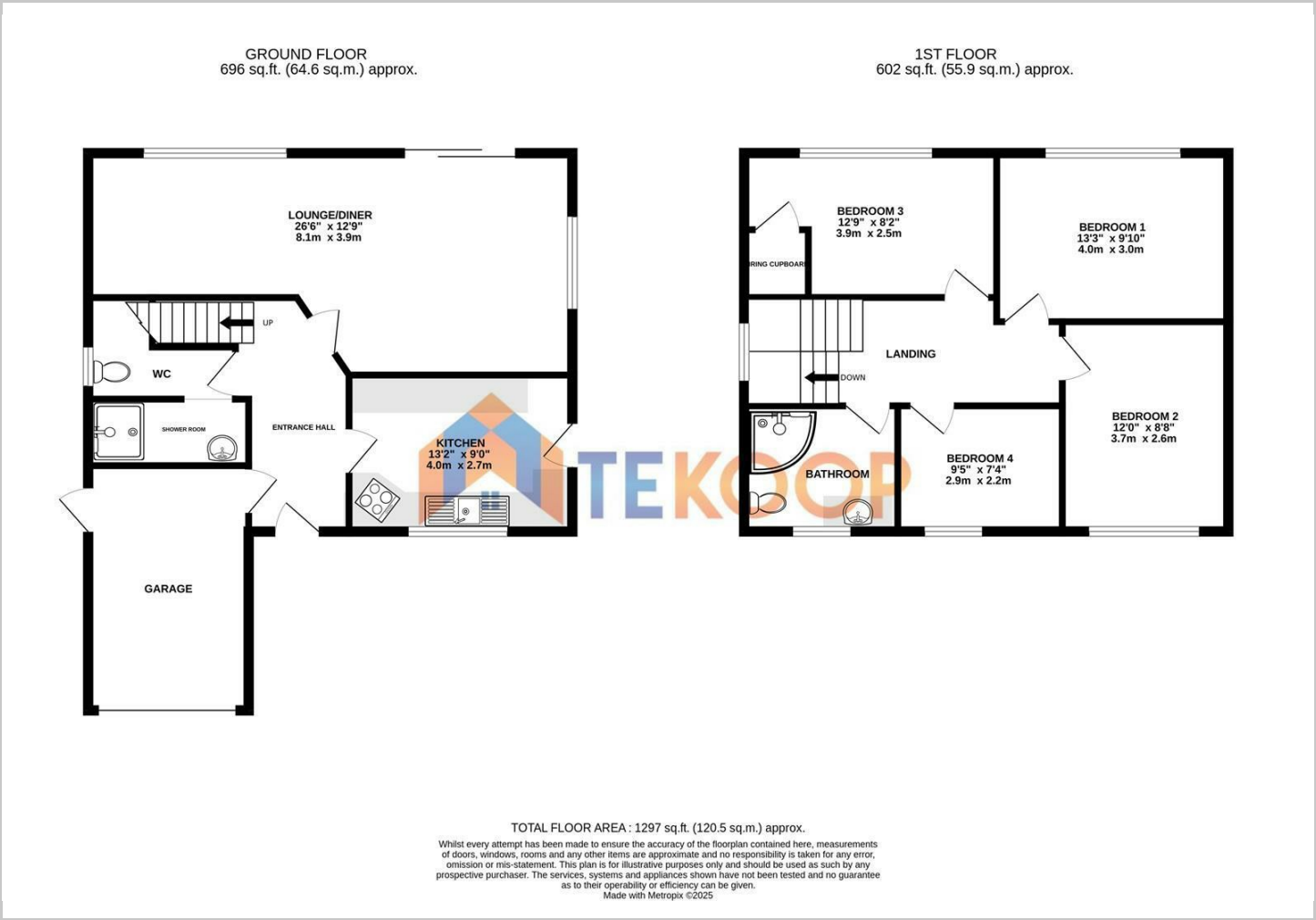


Directions

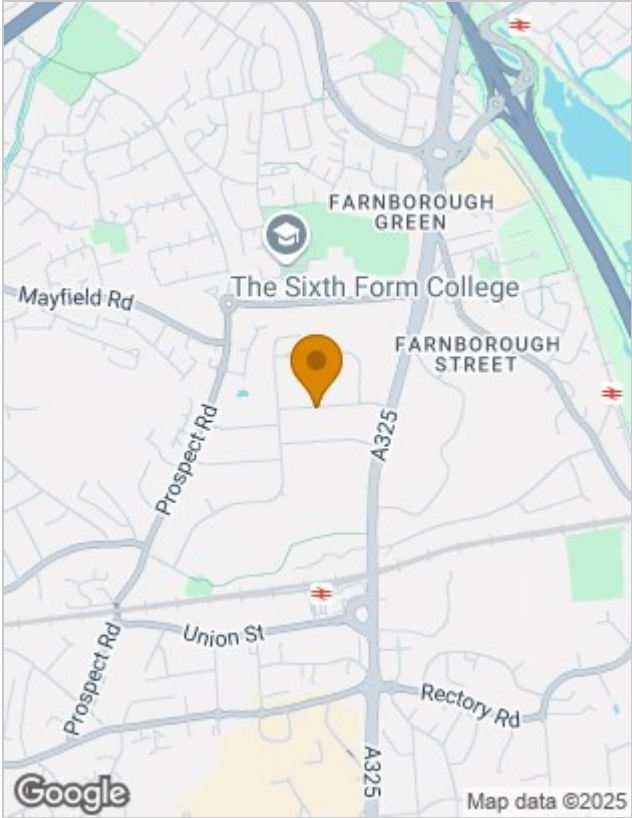
Try "WHAT THREE WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; [///apartment.yours.dozen](http://apartment.yours.dozen)



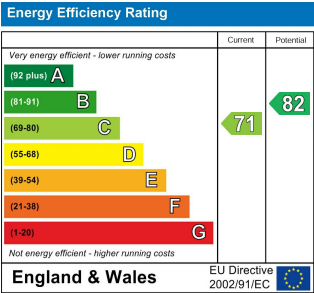
Floor Plans



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.