




TEKOOP
01252 561000
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FOR SALE

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

Napoleon Avenue, Empress Park, Farnborough – A Rare Opportunity to Create Your Dream Home
Located on one of Farnborough's most prestigious roads, this spacious four-bedroom detached property offers the perfect canvas for renovation. Set within the leafy and highly sought-after Empress Park, the home is full of potential for buyers looking to personalise and modernise a property to their taste.

The accommodation is generously proportioned throughout, featuring four well-sized bedrooms and flexible living spaces ideal for family life. The established rear garden is both private and beautifully stocked with mature trees and shrubs—offering a tranquil outdoor setting. Ample off-street parking adds convenience for families or visiting guests.

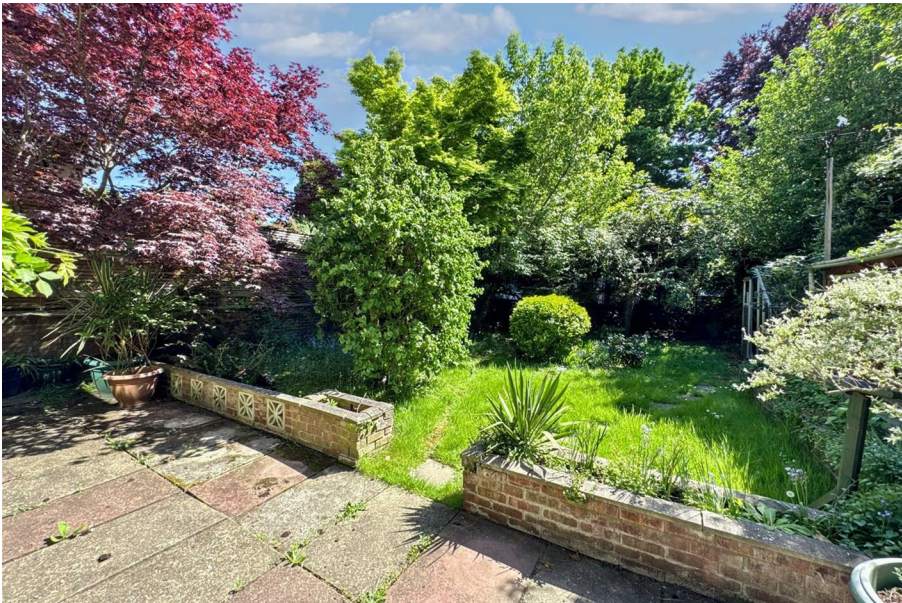
While the property requires refurbishment, its layout and premium location present a fantastic opportunity to add value and create a truly bespoke home.

Empress Park is known for its quiet, residential charm, excellent local schools, and superb transport links, including Farnborough Main station and nearby access to major road networks.

Opportunities like this on Napoleon Avenue are rare. Early viewing is highly recommended to appreciate the potential on offer.



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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
This enchanting garden offers tranquillity and privacy, perfect for those seeking a peaceful outdoor retreat. The well-tended space is surrounded by mature trees and lush shrubs, creating a picturesque and secluded setting. There is a quaint wooden shed which provides the perfect spot for storing gardening tools or could be transformed into a cosy workshop.

The paved patio area is perfect for al fresco dining or entertaining guests, with ample room for garden furniture. Additionally, there is a covered lean-to area, ideal for extra storage space.



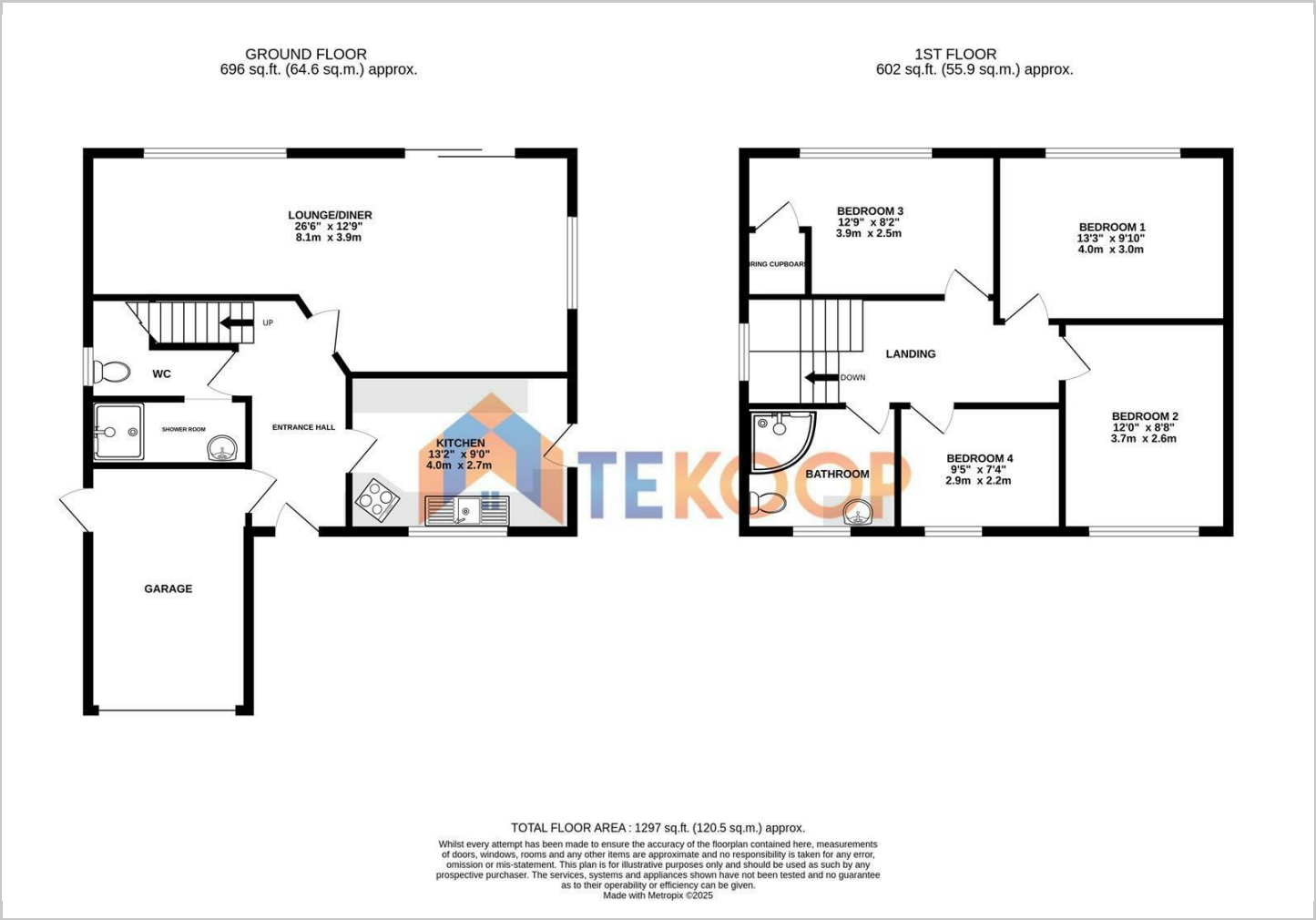
Directions

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)

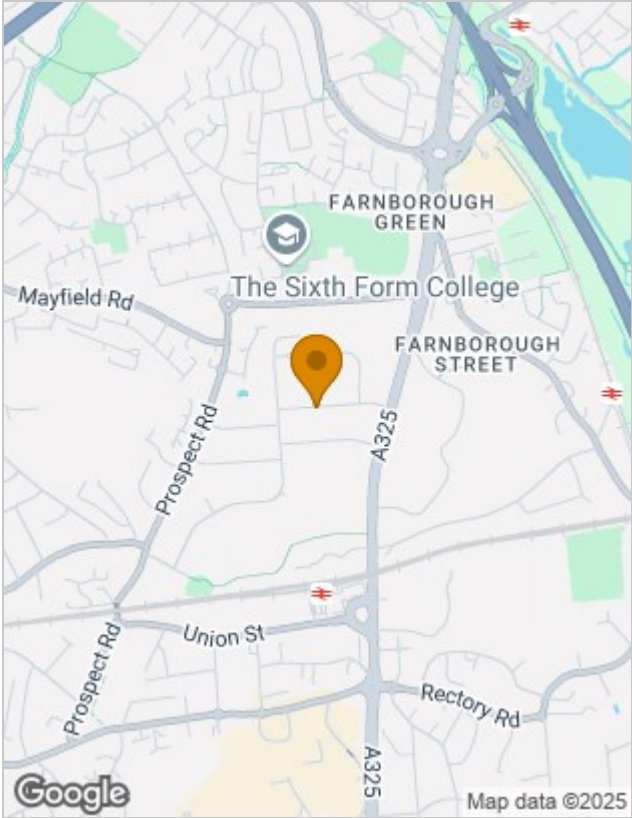




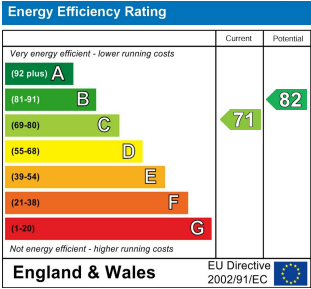
Floor Plans



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.