



22 Southwood Road, Farnborough, GU14 0JQ

Guide price £525,000









# 22 Southwood Road

Farnborough, GU14 0JQ

- Three-Bedroom Semi-Detached
- Kitchen/Diner
- Scope to Extend Further stpp
- Character Features Throughout
- Separate Lounge
- Family Room
- Beautiful Large Rear Garden
- Off Street Parking

This delightful period house offers a perfect blend of comfort and convenience. Spanning an impressive 1220 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two/three inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, as when the property was recently extended, the current owners made it so the utility room/store could be opened up into the family room and kitchen area making one large room going across the back of the property.

The property features a well-appointed bathroom, and the bedrooms are designed to be restful retreats, offering a peaceful haven at the end of a busy day.

For those with vehicles, the house includes parking for two vehicles, a valuable asset in this sought-after area. The location itself is a significant draw, with easy access to local amenities, schools, and transport links, as well as Southwood Country Park, Cove Cricket Club, and the Southwood Football field—all less than a five-minute walk away.

In summary, this charming house on Southwood Road presents a wonderful opportunity for anyone looking to settle in Farnborough. With its spacious living areas, three bedrooms, and convenient parking, it is a property that truly deserves your attention. Do not miss the chance to make this lovely house your new home.



## Porch

## Entrance Hall

**Lounge** 12'5x11'5 (3.78mx3.48m)

**Kitchen/Diner** 11'5x10'9 (3.48mx3.28m)

**Family Room** 21'8x9'2 (6.60mx2.79m)

**Utility Room/Store** 15'x13'7 (4.57mx4.14m)

## Bathroom

**Bedroom One** 13'11x10'11 (4.24mx3.33m)

## Ensuite

**Bedroom Two** 10'11x10'2 (3.33mx3.10m)

**Bedroom Three** 8'6x6'8 (2.59mx2.03m)





## Outside

Step into this beautifully maintained garden, a tranquil oasis designed for both relaxation and play. Enclosed by lush greenery and mature trees, this outdoor haven offers privacy and serenity. The expansive lawn provides ample space for outdoor activities, and the charming patio area, invites you to unwind and enjoy alfresco dining.

## Directions

Try "WHAT3WORDS" 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; [///crunchy.strictest.fashion](http://crunchy.strictest.fashion)

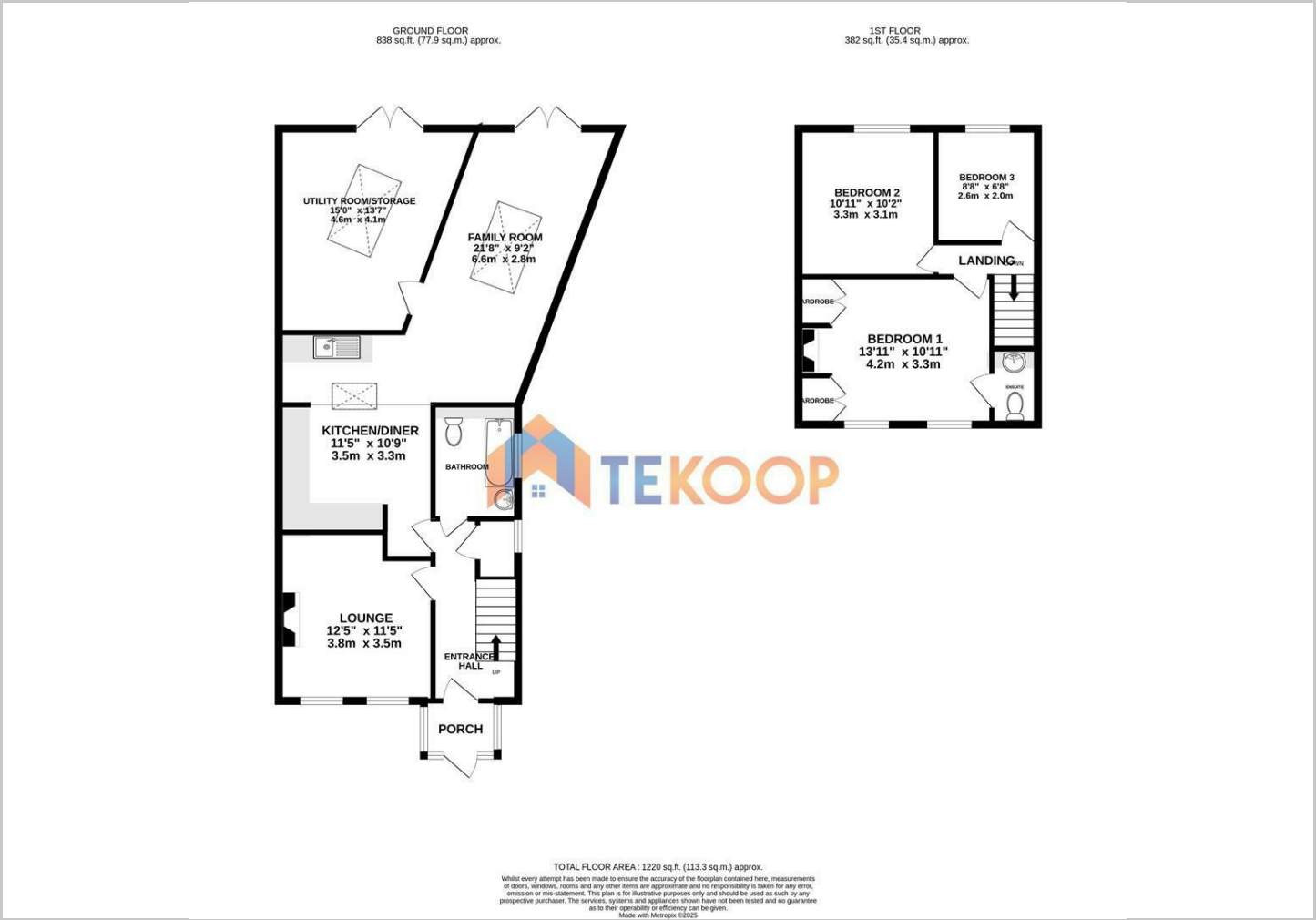








Floor Plans



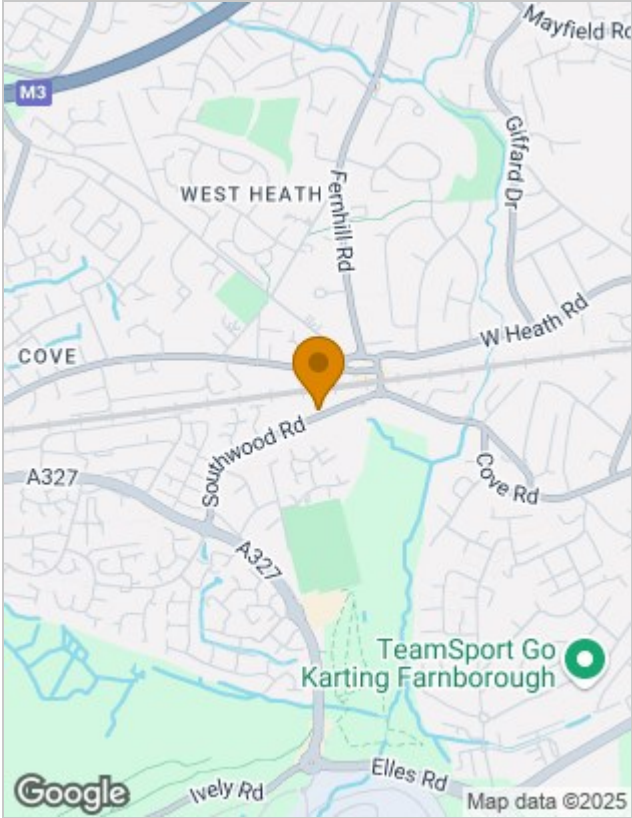
Viewing

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.

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

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		
England & Wales		EU Directive 2002/91/EC