



8 Brook Gardens, Farnborough, GU14 0DU

Guide price £315,000



# 8 Brook Gardens

Farnborough, GU14 0DU

- Two Bedroom House
- Good Decor Throughout
- Kitchen/Breakfast Room
- Own Parking
- Cul-De-Sac Location
- Good Size Lounge
- Private Rear Garden
- Close To Town Centre and Train Station

Tucked away in a pretty, neighbourly cul-de-sac moments from the buzz of Farnborough town centre, this beautifully maintained two-bedroom home brings together both convenience and comfort.

From the front porch, open the door to a bright, welcoming lounge—ideal for unwinding after a busy day or hosting relaxed evenings with friends. The generous kitchen/breakfast room, thoughtfully appointed with modern units and plenty of workspace, makes everyday routines a breeze. The rear door opens out to the patio—a perfect spot for morning coffee or alfresco suppers on warmer nights.

Upstairs, two comfortable bedrooms provide peaceful retreats, each with ample space for storage. The sleek, contemporary shower room features crisp fittings and smart design, with the flexibility to accommodate a standard bath if that's your preference.

Families and commuters alike will love the setting. You're steps from the much-loved Southwood Country Park and its open green space—ideal for morning walks, cycling, or letting little ones explore the new playground. Excellent schools and pre-schools are within easy reach.

Recent Upgrades for Peace of Mind.  
This home has benefited from double glazing installed just two years ago with a ten-year guarantee in place. The new boiler (fitted in 2024) also covered under a ten-year warranty. All the essentials for stress-free living, today and tomorrow.

Getting around is effortless: Farnborough Mainline Station is a short walk away, putting London Waterloo on your doorstep in as little as 38 minutes. The M3 motorway (Junctions 4 and 4a) is minutes by car, connecting you swiftly to the wider region and beyond.

Whether you're searching for your first home, an easy-maintenance downsize, or an astute investment near excellent schools, this address offers a perfect balance—modern comfort, everyday convenience, and a neighbourhood filled with community.



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## Entrance Porch

**Lounge** 13'8x12'7 (4.17mx3.84m)

**Kitchen/Breakfast Room** 12'7x7'6 (3.84mx2.29m)

## First Floor

**Bedroom One** 11'9x9'8 (3.58mx2.95m)

**Bedroom Two** 9'6x6'7 (2.90mx2.01m)

## Outside

Enjoy the charm of a beautifully maintained rear garden, thoughtfully designed with a lush lawn area, inviting patio ideal for alfresco moments, and a practical garden shed for seasonal storage—all complemented by secure gated access to the rear.

## Own Parking



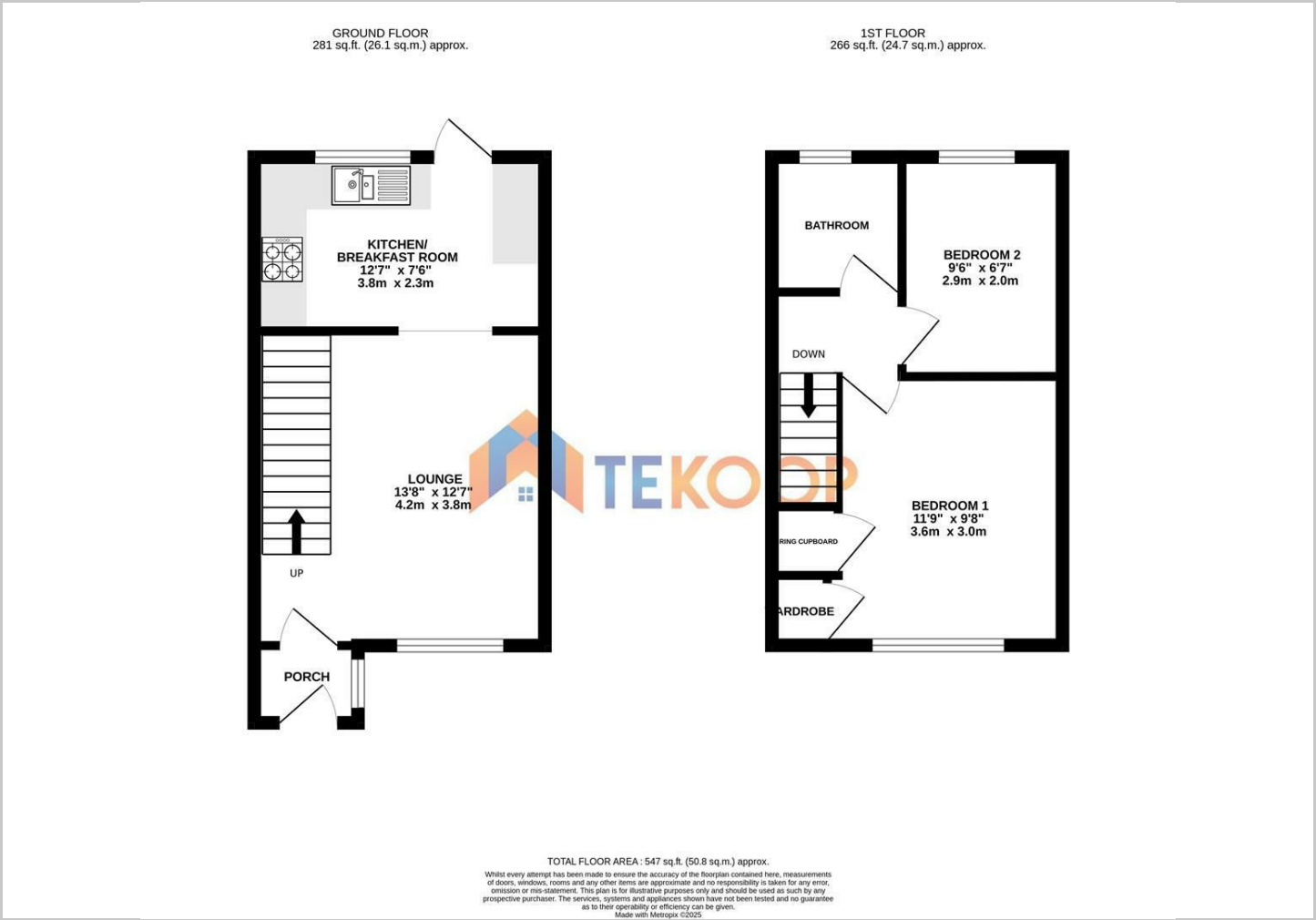
## Directions

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; [///ever.colleague.trace](https://www.what3words.com/ever.colleague.trace)





Floor Plans



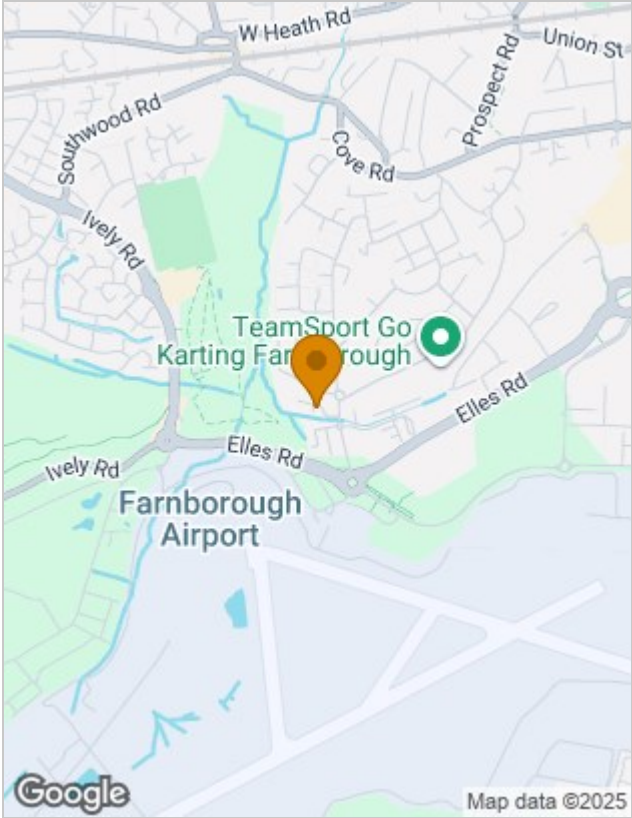
Viewing

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

