





# Silver Birch Way, Farnborough, GU14 9UP

Guide Price £459,950

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We are delighted to present this charming semi-detached family home situated in the popular Guillemont Fields development. Located in a quiet cul-de-sac, this property offers ample space and modern conveniences.

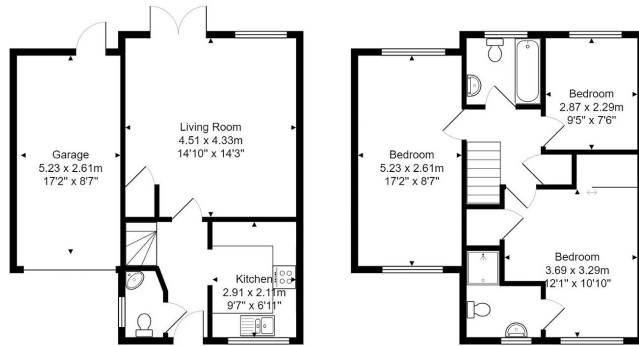
Upon entering the property, you are greeted by a spacious entrance hall that leads to the first floor, the living room, the downstairs cloakroom, and opens into the modern kitchen. The living room, situated at the rear, provides a seamless connection to the garden through double doors. On the first floor, you will find three generously sized bedrooms. The master bedroom includes an en-suite and fitted cupboards, while the other two bedrooms share a family bathroom. Externally, the property offers off-road parking that leads to a single garage. The south-east facing enclosed rear garden is ideal for family gatherings and relaxation, featuring a patio, lawn, shed, and a raised deck area.

Farnborough is a vibrant business community, enhanced by the multi-million-pound redevelopment of the town centre. The area boasts a rich aeronautical history, being the site of the first flight in Britain and home to the renowned Farnborough Airfield, which hosts The International Air Show biennially. For commuters, Farnborough is ideally located with excellent transport links. Farnborough Mainline Station provides direct trains to London Waterloo in under 40 minutes, and the nearby M3 motorway offers easy access to Farnham, Fleet, Basingstoke, and Camberley. Residents can enjoy a variety of leisure facilities including a cinema, golf club, sports centre, Military Museum, and a boating lake. Additionally, the beautiful Hampshire countryside and the tranquil Basingstoke Canal are perfect for outdoor activities.

Don't miss the opportunity to view this lovely family home. Contact us to arrange a viewing.

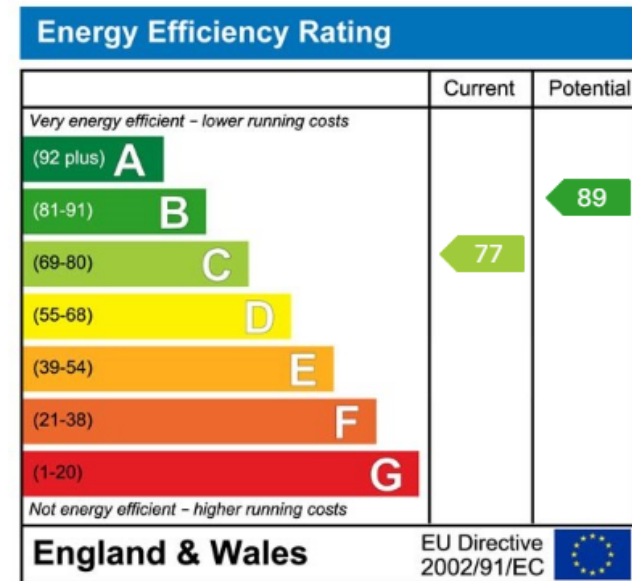


32, Silver Birch Way, Farnborough, GU14 9UP



Total Area: 94.2 m<sup>2</sup> ... 1014 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

- Driveway Parking & Garage: Ample off-road parking leading to a single garage.
- Two Bathrooms & Downstairs Toilet: Including a family bathroom on the first floor.
- Living Room: Bright and airy, facing the enclosed rear garden with double doors for spacious soft.
- Three Spacious Bedrooms: Larger than average, with the master bedroom featuring an en-suite.
- Modern Kitchen: Equipped with a range of fitted eye and base level units, work-surfaces, and integrated Appliances.
- South East Facing Garden: A good-sized garden featuring a patio area, lawn, shed, and raised deck.



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