



Marrowbrook Close, Farnborough

OIEO £575,000



Marrowbrook Close, Farnborough

Ideally located, this spacious 4 bedroom family home can be found within a quiet cul-de-sac, close to Farnborough mainline station, Farnborough town centre, Tower Hill School and Cove Green playground. A further variety of local amenities, major road links and country walks are all easily accessible.

FEATURES

Private driveway parking with EV charging point
3 reception rooms, 4 double bedrooms
Air conditioning and ethernet points installed in some rooms
Private and secluded back garden with mature trees and shrubs
In catchment area for an outstanding school, Tower Hill – 0.8 miles
Easy reach of M3, A3, M25, mainline stations, Heathrow & Gatwick
0.6 miles to Farnborough town centre and 2 miles to Farnborough Gate Retail Park
0.7 miles to Farnborough mainline station with trains direct to Waterloo in 36 mins & Guildford in 17 mins
5 star hotels, spas, restaurants and golf clubs nearby
Band E – Rushmoor Borough Council

ACCOMMODATION OVER 3 FLOORS

Entrance Hall
Kitchen
Cloakroom / toilet
Dining room / Study
Lounge with dining area, bay window and double doors to garden
Study / playroom
Master bedroom with en-suite
3 further double bedrooms
1 family bathroom

OUTSIDE

Front driveway for multiple cars with EV charging point
Patio for entertaining
Private garden with mature shrubs

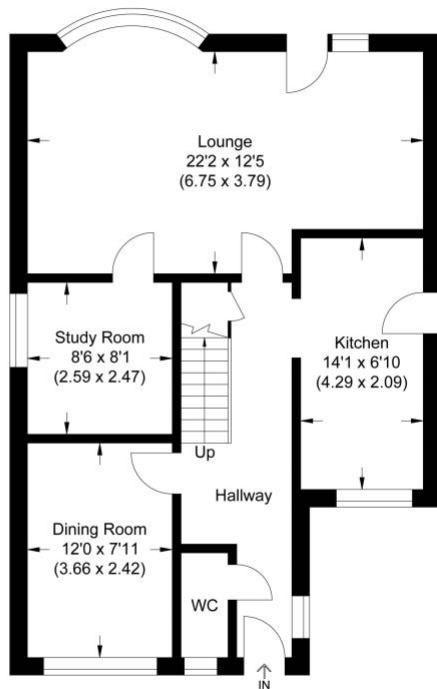
EPC RATING

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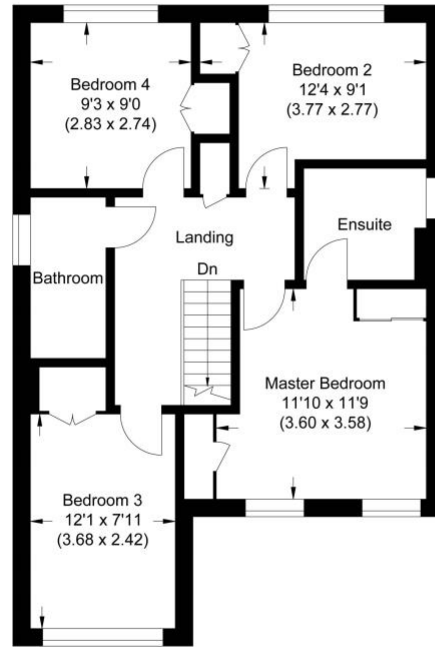




Approximate Gross Internal Area
125.0 sq m / 1345.48 sq ft



Ground Floor

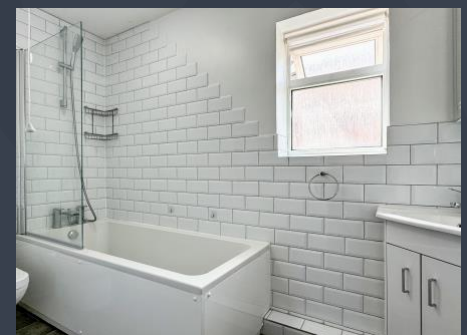


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU14 0BD**



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