



Ashley Road, Farnborough

  
MARTIN&CO

# Ashley Road, Farnborough

- Farnborough Park
- 5 Bedroom Detached
- EPC C72
- Council Tax Band E
- 4 Piece En-Suite
- Shower Room & Bathroom
- 3 Reception Rooms
- Study
- Garage & Parking
- Front & Rear Gardens

*Martin & Co are delighted to bring to the market for the first time in over 30 years this 5 bedroom detached family home. Situated in the sought after area of Farnborough Park located close to local schools, King George V playing fields, Priory Street Park and within 0.5 miles of the A331 giving access to the M3 and A31 Hogsback To Guildford. In summary, the accommodation comprises of lounge, dining room, garden room, kitchen, shower room, master bedroom with en-suite, guest room and study to the ground floor. There are three further bedrooms and a bathroom to the first floor. The property has been well maintained and offers a mature rear garden with a good degree of privacy, front garden, parking for several vehicles and a garage.*



On arriving at Ashley Road you will notice the street is quiet, tree-lined and wide. Number 17 sits in an elevated position having recently had the driveway re-modelled to allow parking for several vehicles. There is a stepped pathway leading to the front door with courtesy lighting, side access and a garage with electric roller door. The garage has restricted height to the rear portion.

Going through the front door you have a large L-shaped entrance hall that gives access to the living room, kitchen, shower room, master bedroom, guest bedroom and study, as well as stairs to the first floor. The living room is a generous 17'3 in length with a feature fireplace, front aspect and double doors to the dining room. The dining room has an archway through to the kitchen but also opens directly onto the garden room (a more recent addition to the property) that has bi-fold doors onto the patio. The kitchen has access to the rear garden and includes, double oven, built in fridge/freezer, dishwasher and space for washing machine. There is ample cabinet storage space with a range of eye and base level units.

The master suite is a fantastic size with views over the front of the property and has a four piece en-suite. The guest room comes equipped with built in wardrobes with a lovely aspect over the rear garden. The Study is of ample proportions and could (and had been used in the past) as a sixth bedroom. The shower room is ideally located for anyone using the guest bedroom.

Upstairs there is a landing with access to two double bedrooms, one single room and a family bathroom with bath, pedestal wash hand basin and low level w.c. As you will appreciate on viewing this home it would suite a large family or even lend itself to multi generational living in complete comfort, in our opinion.

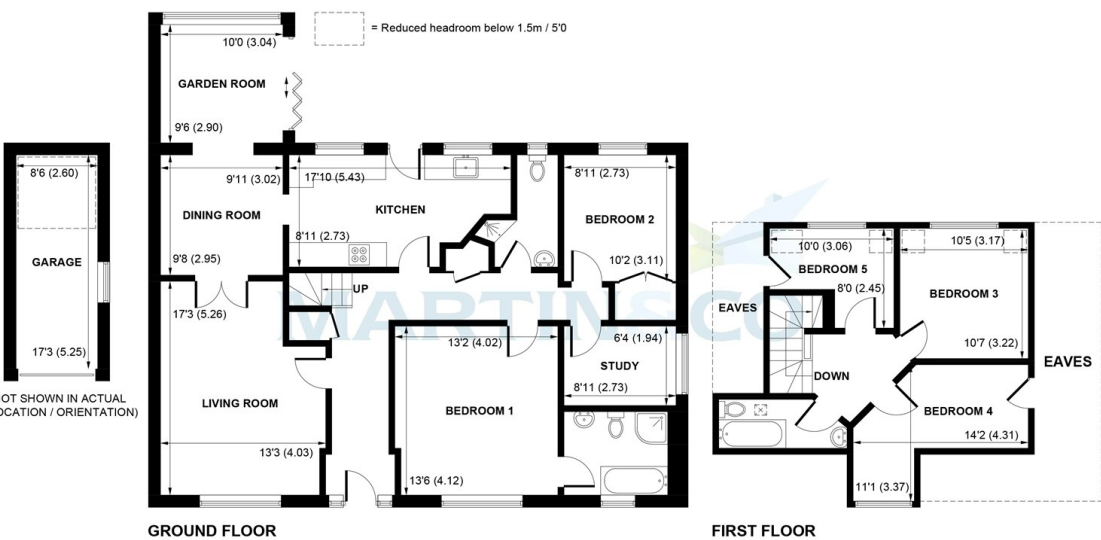
The property has a generous yet manageable sized rear garden with patio area leading to a raised lawn enclosed with raised flower and shrub borders. There is a further seating area and hardstanding for a shed and access to the front of the property.

Viewings are essential to really appreciate everything this home has to offer.



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Approximate Gross Internal Area = 153.1 sq m / 1648 sq ft  
 Garage = 10.5 sq m / 113 sq ft  
 Total = 163.6 sq m / 1761 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1026720)  
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