



Total area: approx. 64.7 sq. metres (696.5 sq. feet)



8 Green Gardens | Farnborough Village | BR6

£375,000

-  Ground floor maisonette
-  Private, south-facing rear garden
-  Sizeable fitted kitchen
-  Convenient, coveted location
-  2 bedrooms (with fitted/built-in storage)
-  Ample-sized living room
-  Contemporary shower room
-  No onward chain



Kenton are delighted to present this well-presented ground floor maisonette, situated in the heart of the ever-coveted Farnborough Village. Internally, the property comprises; an ample-sized living room with double doors on to a private rear garden, a sizeable fitted kitchen (which also provides access to the rear garden), two well-proportioned bedrooms to the front (both of which feature fitted/built-in wardrobes/storage space) and finally a contemporary shower room, with all of the accommodation served by a well-proportioned hallway that also features a handy storage cupboard. Externally, the aforementioned rear garden boasts a southerly orientation and is low-maintenance having been paved, yet equally-attractive with an array of mature shrubs. There is a garage situated en-bloc and ample un-restricted parking is available for residents to the front also. Farnborough Village is most convenient, featuring a range of handy shops and general amenities within a mere few minutes' walk. Furthermore, you will find some beautiful Kentish countryside walks nearby. Offered to the market with the benefit of no onward chain.

8 Green Gardens, Farnborough Village, BR6



Hallway

Double glazed frosted UPVC entrance door, built-in storage cupboard, radiator, fitted carpet.

Living Room

17'0" x 12'7" maximum (5.19m x 3.83m maximum)

Double glazed doors and windows to rear garden, coved ceiling, feature electric fireplace with marble surround, covered radiator, fitted carpet.

Kitchen

9'10" x 10'2" maximum (2.99m x 3.10m maximum)

Double glazed door and window to rear garden, double glazed window to side, range of matching wall and base units and cupboards and drawers, work surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, integrated oven with gas hob and extractor hood over, integrated fridge freezer, wall-mounted Worcester boiler (concealed in cupboard), radiator, tiled flooring.

Bedroom 1

14'12" x 8'11" (4.57m x 2.72m)

Double glazed window to front, coved ceiling, range of fitted wardrobes and storage cabinets, radiator, fitted carpet.

Bedroom 2

12'0" maximum x 9'2" (3.66m maximum x 2.79m)

Double glazed window to front, coved ceiling, built-in wardrobes, covered radiator, fitted carpet.

Shower Room

5'6" x 6'1" (1.68m x 1.86m)

Double glazed frosted window to side, fully-tiled walls, walk-in shower cubicle with Rainforest shower extension and folding shower screen, wash hand basin in vanity unit, low level W.C, chrome heated towel rail, tiled flooring.

Rear Garden

Approximately 25ft in length

South-facing with; patio area, flowerbeds, mature shrubs, storage shed, light, side access via gate.

Garage En-Bloc

Lease Details

Lease Length: 940 years (999 years from 24 June 1965)

Ground Rent: TBA

Service Charge: TBA

