



PEABODY ROAD FARNBOROUGH GU14
£2,850 PER MONTH AVAILABLE 18/10/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Peabody Road Farnborough GU14

£2,850 Per Month
Unfurnished

 **4 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- Four Bedrooms, - Modern Décor, -
Kitchen, - Family Bathroom, - Ensuite, -
Council Tax Band D, - Video Tour

Council Tax

Council Tax Band D

Hamptons

4 Castle Street
Farnham, GU9 7HS
01252 902000
farnhamlettings@hamptons.co.uk
www.hamptons.co.uk

{ A MODERN FOUR BEDROOM FAMILY HOME IN FARNBOROUGH

The Property

This 1870's detached family home has been substantially extended and refurbished in recent years, yet it still retains a wealth of charm and character associated with a property from this period. The attractive front door opens into the tiled entrance hall with doors to all rooms and access to the integral garage. A front aspect living room is of a generous size and boasts an open fireplace with attractive hearth. The adjacent dining room is of equal size and has the advantage of French doors that lead to the landscaped rear gardens. A further door from the entrance hall opens to the truly magnificent open plan kitchen/breakfast/family room with vaulted ceiling and French doors to the garden. The contemporary kitchen offers a range of cream units and contrasting work surfaces as well the advantage of integrated appliances such as AEG combi oven/microwave, AEG Pyro oven, induction hob, Bosch dishwasher, tall Siemens fridge/freezer and an additional pull out under counter Liebherr fridge. On the first floor there are 4 bedrooms with an ensuite to the principle bedroom. There are 3 doubles and 1 single bedroom all of which have been finished to a high standard.

Outside

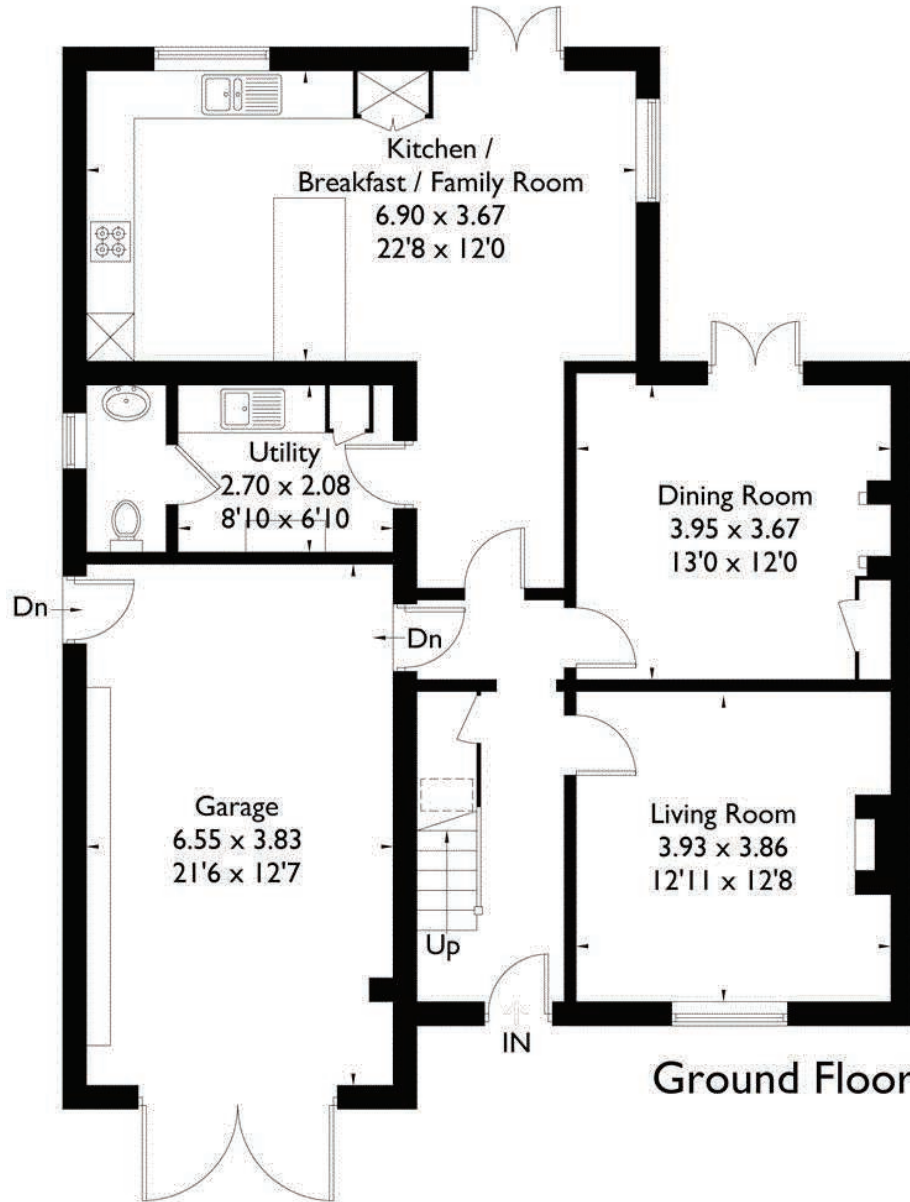
The property is located in the popular South Farnborough area and the commuter is within easy reach of North Camp station giving access to Reading and Gatwick as well as Farnborough Main Line train station with direct access to London Waterloo within 38 minutes. The area is well known for it's excellent local schools and colleges such as South Farnborough infants

and Juniors, Wavell and the Farnborough College of Technology to name a few. The popular King George V playing fields and Farnborough Town Centre are also nearby.

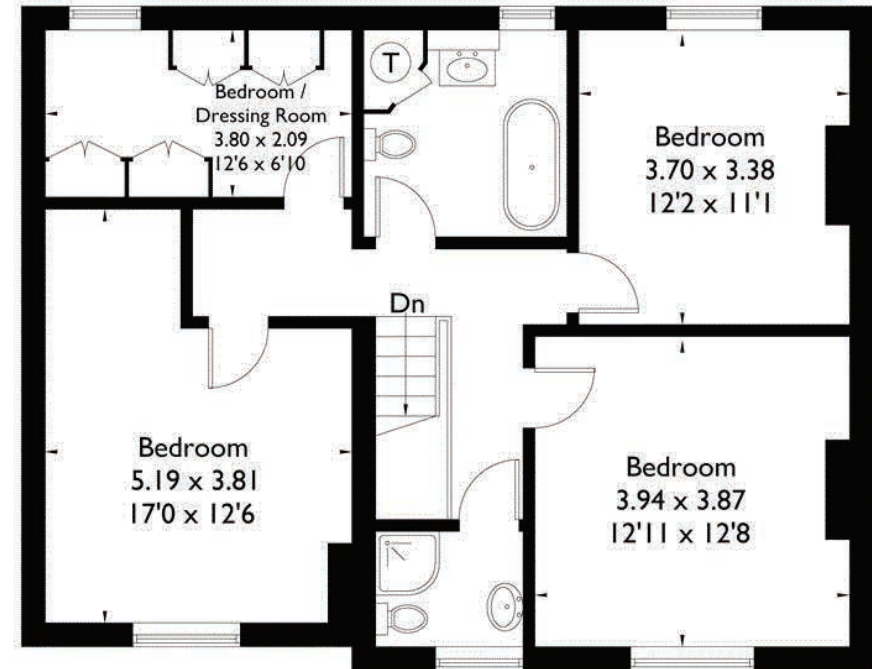


Peabody Road, Farnborough

Approximate Gross Internal Area
186.6 sq m / 2009 sq ft



= Reduced headroom below 1.5m / 5'0"



FLOORPLANZ © 2018 0203 9056099 Ref: 210885

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

