Selbon
Simply Different

Upton Close, Farnborough,
Hampshire, GU14 7EN
Offers over £425,000 Freehold

4 2 3 E

01252 979300
Selbonproperty.co.uk

- Extended link-detached family home
- Over 1,200 sq. ft. of accommodation
- Refitted kitchen with integrated appliances
- Versatile second reception room/bedroom four
- South-facing rear garden
- No onward chain
- Three double bedrooms with fitted wardrobes
- Spacious living room with French doors
- Ground floor shower room & family bathroom
- Driveway parking and garage

Selbon Estate Agents are delighted to bring to the market this extended three/four bedroom link-detached family home, offered for sale with no onward chain and occupying a sought-after position within the popular Avenue Farm development.

Offering over 1,200 sq. ft. of flexible living accommodation, this well presented home is within walking distance of a local Co-op convenience store, South Farnborough Junior School and the open spaces of King George V Playing Fields, making it an ideal choice for families.

The property welcomes you with a spacious entrance hall leading to a contemporary kitchen, complete with integrated appliances and space for a breakfast table. Having been thoughtfully extended to both the front and rear, the ground floor offers superb versatility, featuring a generous living room with French doors opening onto the south-facing rear garden, a second reception room which could be utilised as a family room, home office or fourth bedroom, and a ground floor shower room.

To the first floor are three well-proportioned double bedrooms, all benefiting from built-in wardrobes, together with a well-appointed family bathroom.

Outside, the private south-facing rear garden is predominantly laid to lawn and provides an excellent space for both relaxing and entertaining. To the front, a generous driveway provides off-road parking for several vehicles and leads to a garage, offering excellent storage or further potential.

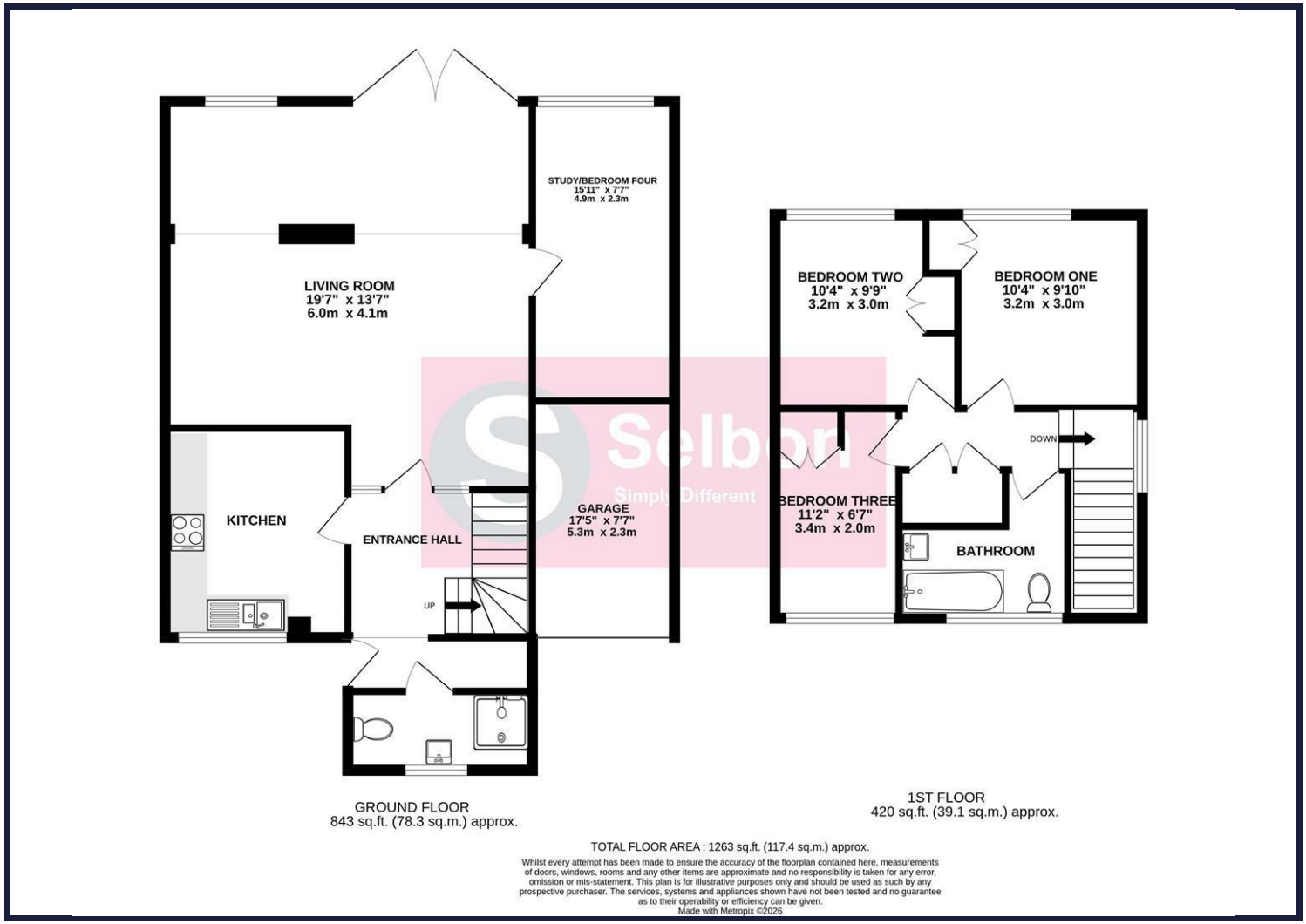
The property is ideally situated for commuters, with excellent access to the A331 and M3 motorway. Farnborough Mainline Station is approximately 1.1 miles away, providing direct services to London Waterloo in under 40 minutes, while North Camp Station offers convenient links to Reading, Guildford and Gatwick Airport.

With spacious accommodation, a highly desirable location and no onward chain, this fantastic family home is sure to appeal to a wide range of buyers and an early viewing is highly recommended.

THERE'S
NO PLACE
LIKE
home

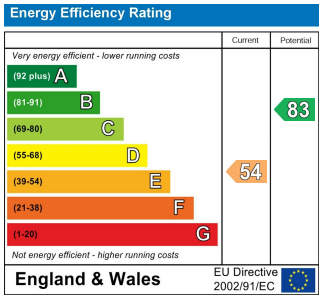
MONOPOLY
DAYS OF THE DEAD
5 SECOND RULE JR.

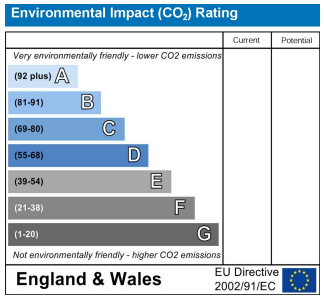
Floor Plans



Area Map

Energy Performance Graph





Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: D

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