

17 Melrose Close, Farnborough, GU14 9US

£350,000

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- End of terrace two bedroom home in excellent decorative condition
- Bright living space with room for dining area
- Private rear garden with lawn, patio and seating area
- Quiet cul de sac position close to local amenities and transport links
- Modern fitted kitchen
- Downstairs cloakroom for added convenience
- Garage and driveway providing secure parking and storage
- Ideal for first time buyers, downsizers or investors

Set within a quiet cul de sac, this beautifully presented two bedroom end of terrace home offers modern living, a private rear garden, and the added benefit of a garage. Finished in excellent decorative condition throughout, the property is an ideal choice for first time buyers, downsizers, or those seeking a low maintenance home in a well connected location.

The ground floor features a bright and welcoming living space with room for both seating and dining, complemented by neutral decor and good natural light. The modern kitchen is well arranged with contemporary units, and generous worktop space. A downstairs cloakroom adds everyday convenience.

Upstairs, the property offers two well proportioned bedrooms, each presented to a high standard, along with a modern family bathroom. The layout provides comfortable accommodation suitable for a range of lifestyles.

Outside, the private rear garden offers a peaceful setting with a patio and lawn area, ideal for relaxing or entertaining. The property also benefits from a garage located nearby, providing secure parking or additional storage.

Melrose Close is well positioned for local amenities, schools, and green spaces, with excellent access to Farnborough town centre, mainline rail links, and major road connections including the A331 and M3





Entrance Hall

Lounge/Diner 15x14'1 (4.57mx4.29m)

Kitchen 11'4x7 (3.45mx2.13m)

Downstairs W/C

First Floor

Bedroom One 12'6x10'8 (3.81mx3.25m)

Bedroom Two 12'6x10'5 (3.81mx3.18m)

Bathroom

Garage

Outside

The rear garden is a standout feature, offering a peaceful and enclosed space ideal for relaxing or entertaining. A central lawn is bordered by mature planting, with stepping stones leading to a raised decked seating area that captures the afternoon sun. A separate patio provides space for outdoor dining, while the surrounding fencing ensures privacy. The garden is low maintenance yet inviting, making it perfect for everyday use.



A side passageway connects the front and rear of the home, offering practical access and additional storage potential. Overall, the outside space is well presented, easy to maintain, and complements the property's modern, move-in-ready feel.

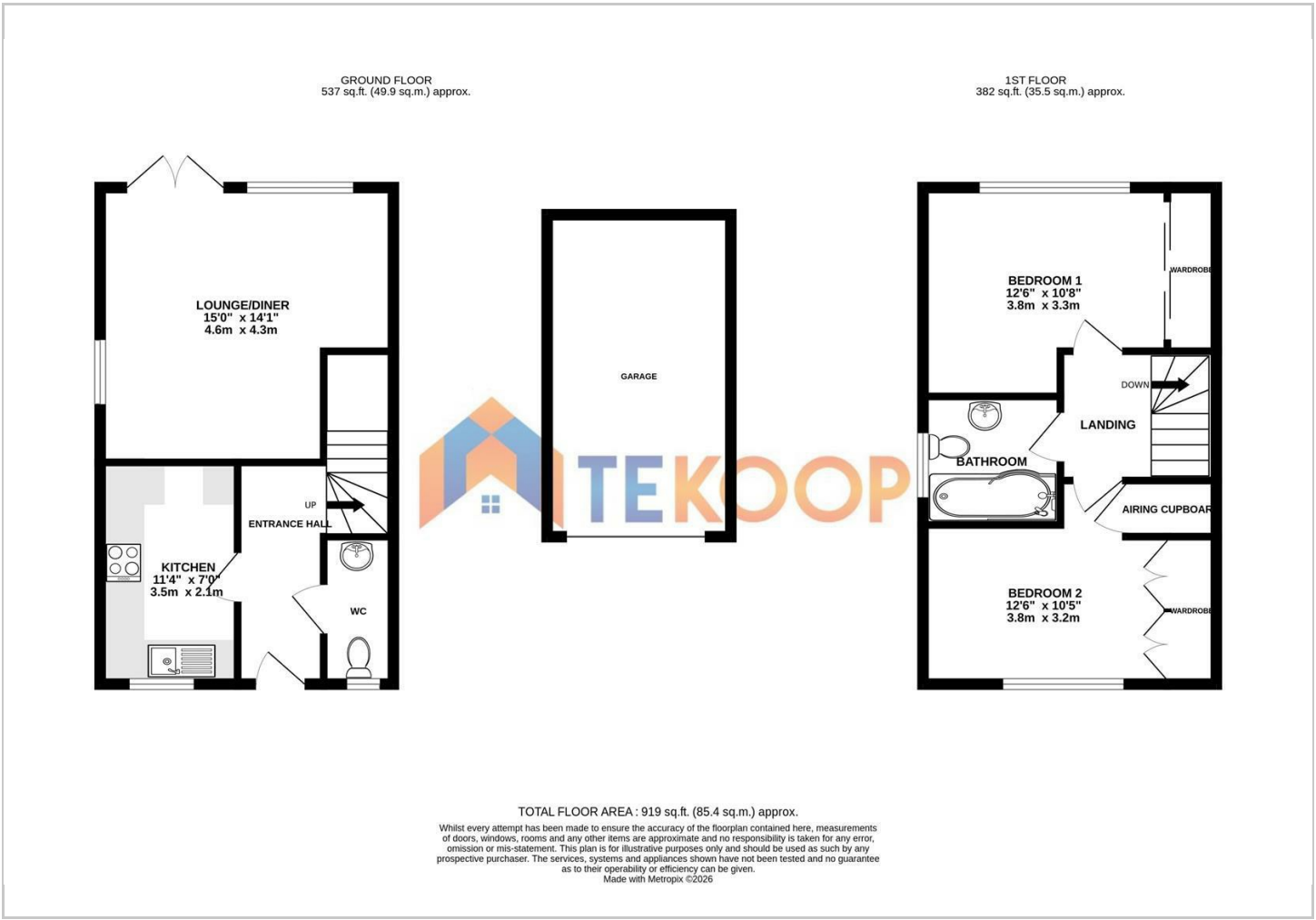
Directions

Try "WHAT THREE WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; ///backup.wobbles.chambers

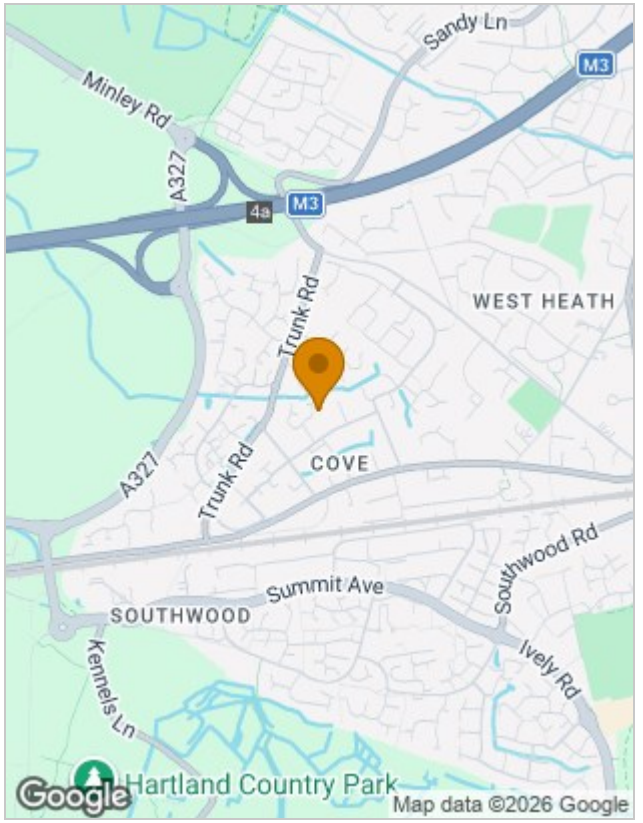




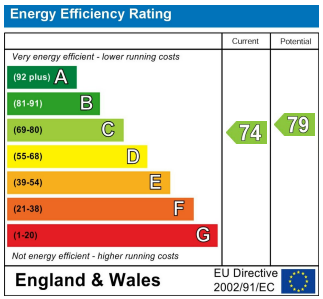
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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