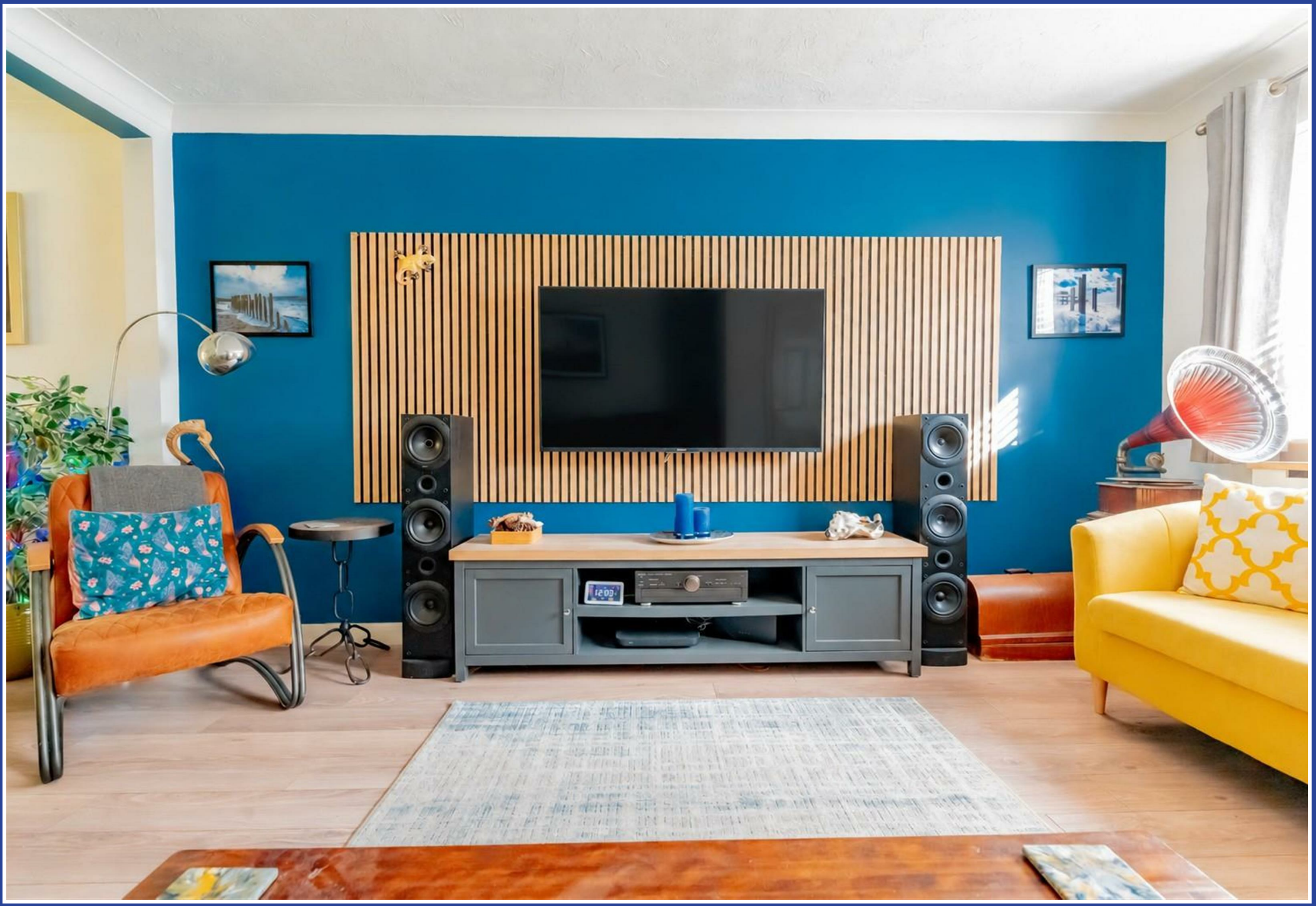


31 Marlborough View, Farnborough, GU14 9YA

£575,000

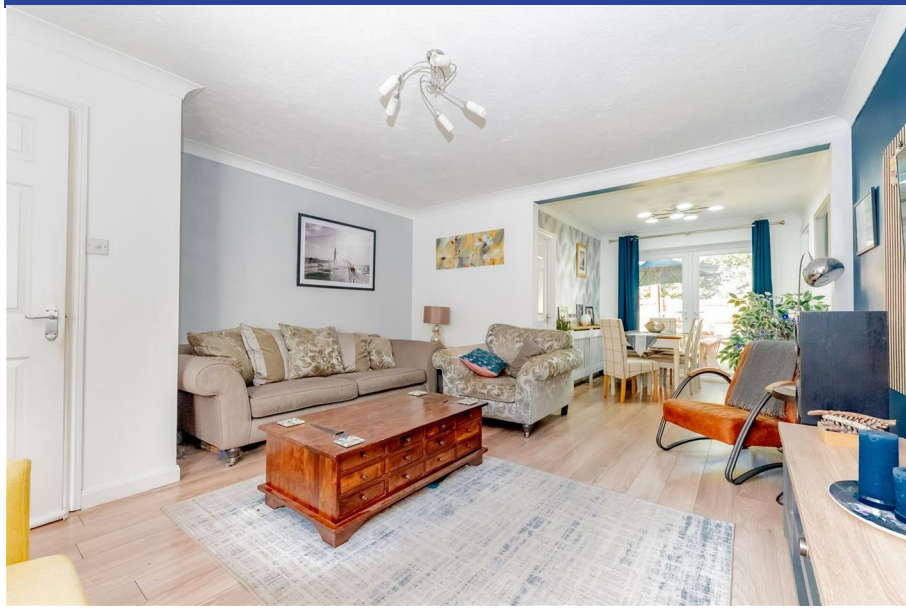
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31 Marlborough View

Farnborough, GU14 9YA

£575,000



- Deceptively Spacious Four/Five Bedroom Detached Family Home
- Approximately 1,326 Sq. Ft. of Versatile Accommodation
- Modern Shaker style Kitchen/Breakfast Room with Breakfast Bar
- Principal Bedroom with Ensuite, Family Bathroom and Downstairs WC
- Beautifully Presented Throughout in Almost As-New Decorative Condition
- Generous Living Room Opening Through to a Separate Dining Room
- Ground-Floor Fifth Bedroom/Playroom, Office and Separate Utility Room
- Established Rear Garden with Patio Seating Areas and Driveway Parking

VENDOR SUITED There is considerably more to this beautifully presented four/five bedroom detached family home than first meets the eye. Offering approximately 1,326 sq. ft. of versatile accommodation, an impressive amount of ground-floor living space and an established rear garden, this is a home designed around the demands of modern family life.

Presented in excellent, almost as-new decorative condition throughout, the property offers a wonderful balance of style, comfort and practicality, with a layout that provides far more flexibility than you might initially expect.

At the heart of the home is a generous living room, a bright and welcoming space that opens through to a separate dining room. French doors connect the dining area with the rear garden, creating a lovely setting for family meals and entertaining. The modern kitchen/breakfast room is equally impressive, featuring attractive Shaker-style cabinetry, generous worktop space, integrated cooking appliances and a breakfast bar.

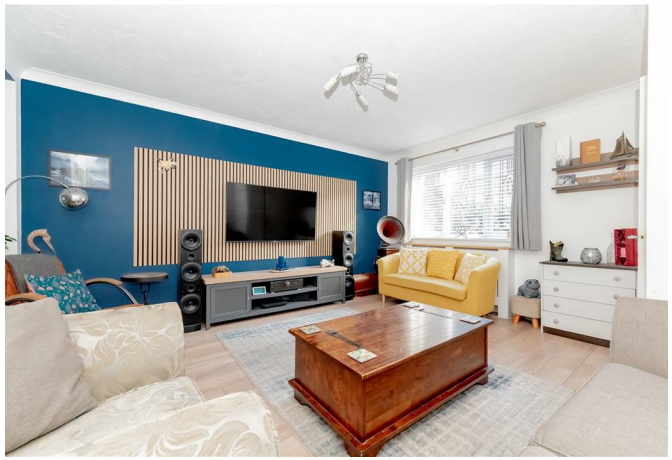
The ground floor continues to impress with a separate utility room, a dedicated office space and a versatile fifth bedroom/playroom with its own French doors opening directly onto the garden. Whether required as an additional bedroom, children's playroom or separate family space, this room offers excellent flexibility. A downstairs WC and useful storage complete the accommodation.

Upstairs are four bedrooms, including the principal bedroom with its own ensuite facilities, together with a beautifully appointed family bathroom.

Outside, the established rear garden provides a wonderful space for relaxing and entertaining, with a lawn, mature trees and paved seating areas. To the front, driveway parking adds further everyday convenience.

Marlborough View occupies a convenient residential position within easy reach of local schools, shops, green spaces and Farnborough's transport connections, including the mainline railway station and M3 motorway.





Entrance Hall	
Living Room	14'8x13'8 (4.47mx4.17m)
Dining Room	9'10x8'4 (3.00mx2.54m)
Kitchen/Breakfast Room	17'2x9'7 (5.23mx2.92m)
Utility Space	7'10c5'8 (2.39mc1.73m)
Office Space	8'10x7'10 (2.69mx2.39m)
W/C	
Play Room/Bedroom Five	9'6x8'9 (2.90mx2.67m)
First Floor	
Bedroom One	10'4x9'10 (3.15mx3.00m)
Ensuite	
Bedroom Two	12'5x8'4 (3.78mx2.54m)
Bedroom Three	13'7x8'3 (4.14mx2.51m)



Bedroom Four 8'5x6'9 (2.57mx2.06m)

Bathroom

Outside

Outside, the property continues to impress with a generously proportioned and established rear garden, providing a wonderful setting for family life, outdoor entertaining and relaxation.

The garden is predominantly laid to lawn, complemented by mature trees, established planting and a variety of seating areas that create an attractive and welcoming outdoor space.

A paved patio extends across the rear of the house, providing the perfect spot for alfresco dining and summer barbecues, with French doors from both the dining room and fifth bedroom/playroom creating an excellent connection between the house and garden.

Towards the rear, additional seating areas offer quieter places to unwind, while the mature trees beyond the boundary provide an attractive leafy backdrop and a pleasant sense of seclusion.

To the front, the property enjoys an attractive approach with driveway parking and established greenery, completing the appeal of this surprisingly spacious family home.

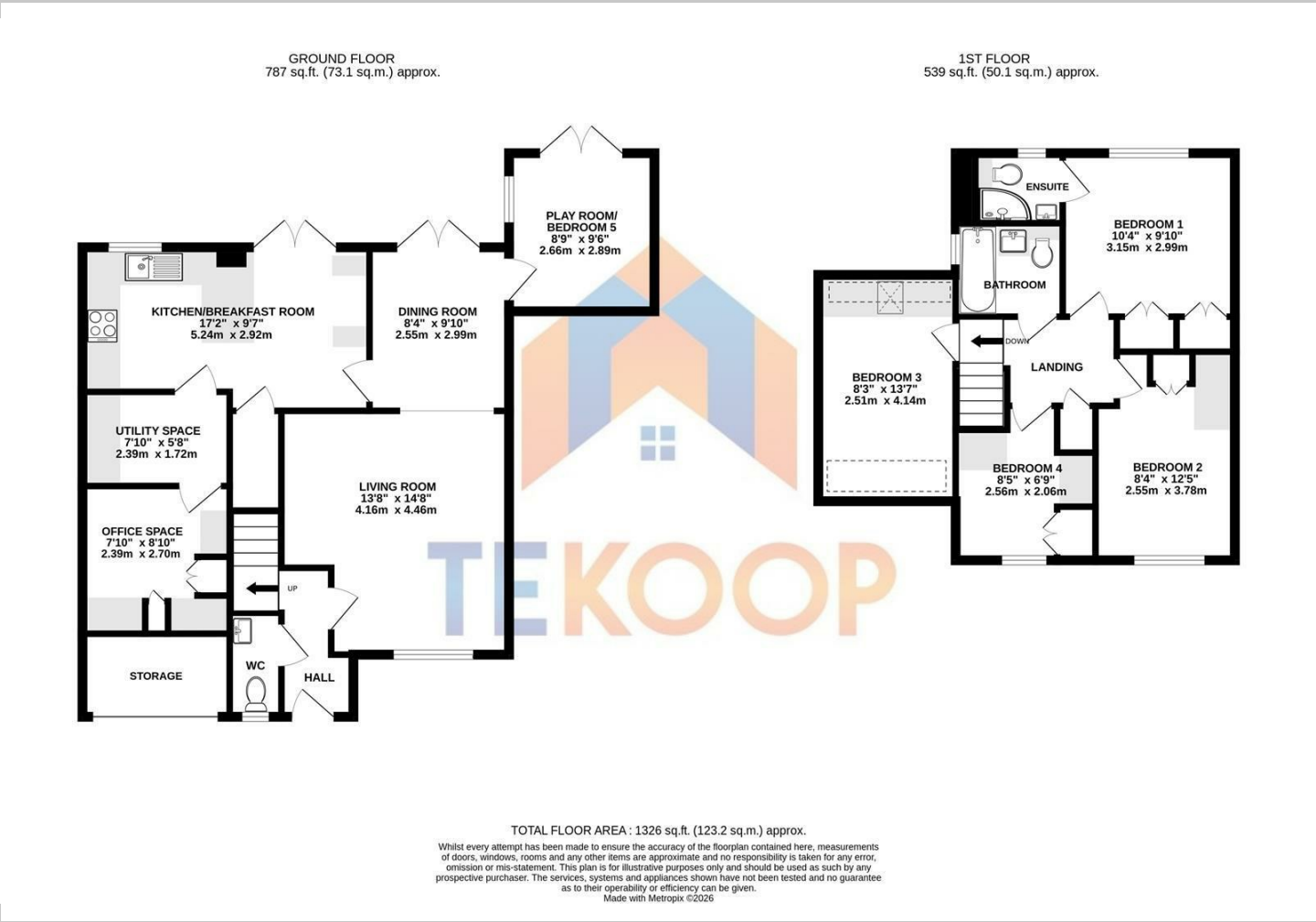
Directions

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; ///hinders.defensive.stands

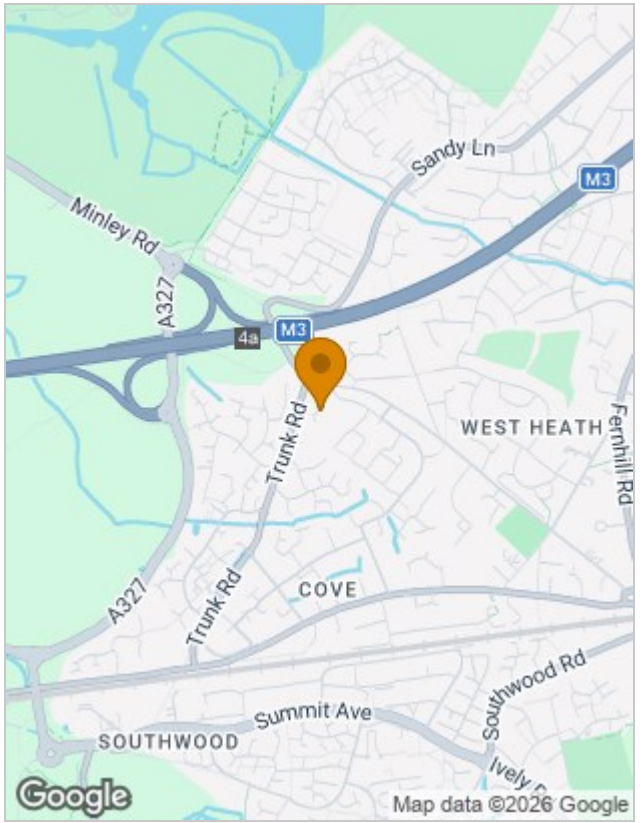



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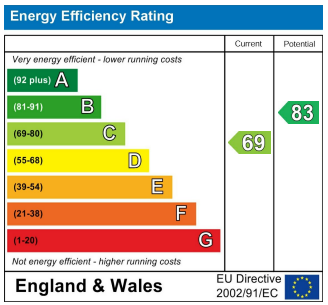
Floor Plans



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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