



Selbon

Residential sales & lettings

Fleet Road, Farnborough,
Hampshire, GU14 9RG
Guide price £620,000 Freehold



01252 979300
Selbonproperty.co.uk

- Four Bedroom Detached Family Home
- Modern Dual Aspect Kitchen/Dining Room
- Additional Reception Room Ideal For Family Room, Playroom Or Study
- En-Suite Shower Room To Principal Bedroom
- Driveway For Multiple Vehicles
- Downstairs Cloakroom
- Extended 27 Foot Living Room With Bi-Folding Doors Onto Rear Garden
- Integral Garage With Light And Power
- Landscaped Rear Garden
- Great Location For Access Into Farnborough And Fleet

Selbon Estate Agents are delighted to welcome to the market this extended four bedroom detached family home, located within a non-estate location.

To the front of the property there is a landscaped front garden and driveway for multiple vehicles, sat in front of the garage. There is also a side access gate to the rear garden.

Stepping inside, the entrance hallway gives access to a downstairs cloakroom, kitchen, family room and also offers a storage cupboard and stairs to the first floor.

The home has been modernised throughout, with a contemporary kitchen suite with fitted appliances including a gas five burner hob, oven, overhead extractor fan, dishwasher and washing machine. The kitchen is open plan with the rear aspect dining room. This flows through into an impressive extended living room which is over 27ft. in length and benefits from bi-folding doors onto the rear garden. There is an additional reception room to the front of the home, ideal for a family room, playroom or study. This room also gives integral access into the garage which has light and power.

Upstairs there are four double bedrooms and a tiled family bathroom with WC, wash basin, towel rail and bathtub with wall mounted shower. Bedroom one and two both have fitted wardrobes, whilst bedroom one also features an en-suite shower room.

Other notable features include: gas central heating and double glazed windows throughout the property.

The rear garden can be accessed via patio doors from the dining as well as the impressive bi-folding doors from the living room. The garden has been re-landscaped to offer a patio which stretches the width of the home, sleepers onto the lawn with surrounding flowerbeds. There is also side access back to the front of the home.

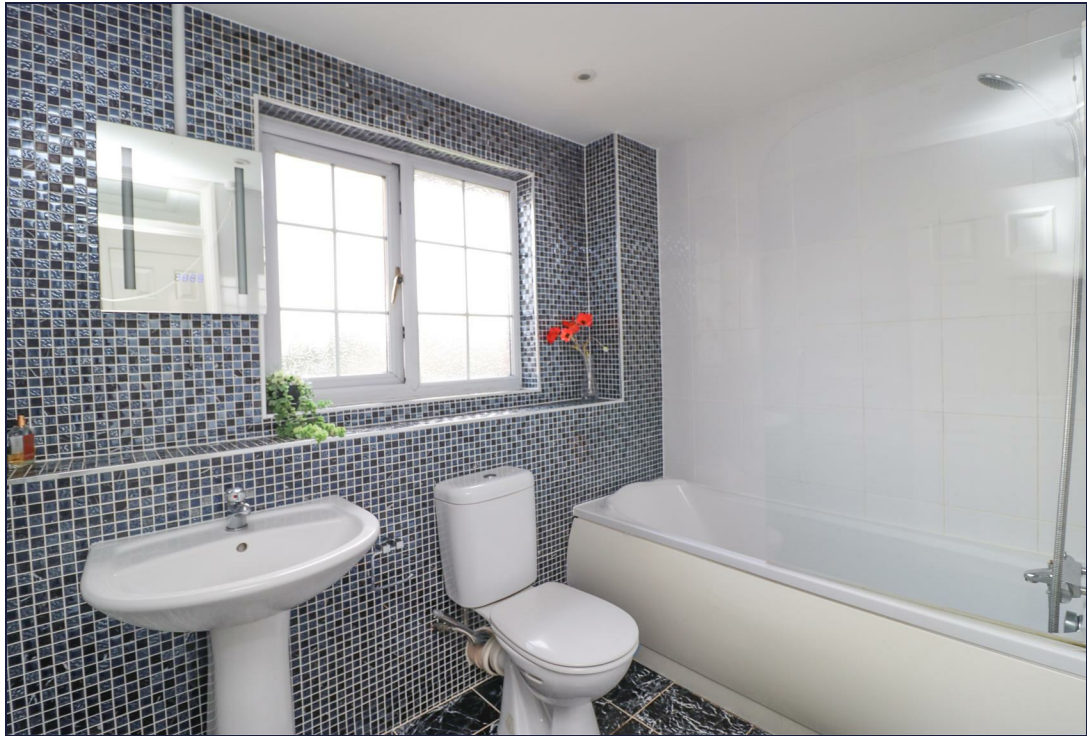
This well presented home is situated in a non-estate location, in an ideal spot for access into Farnborough and Fleet Town Centres.





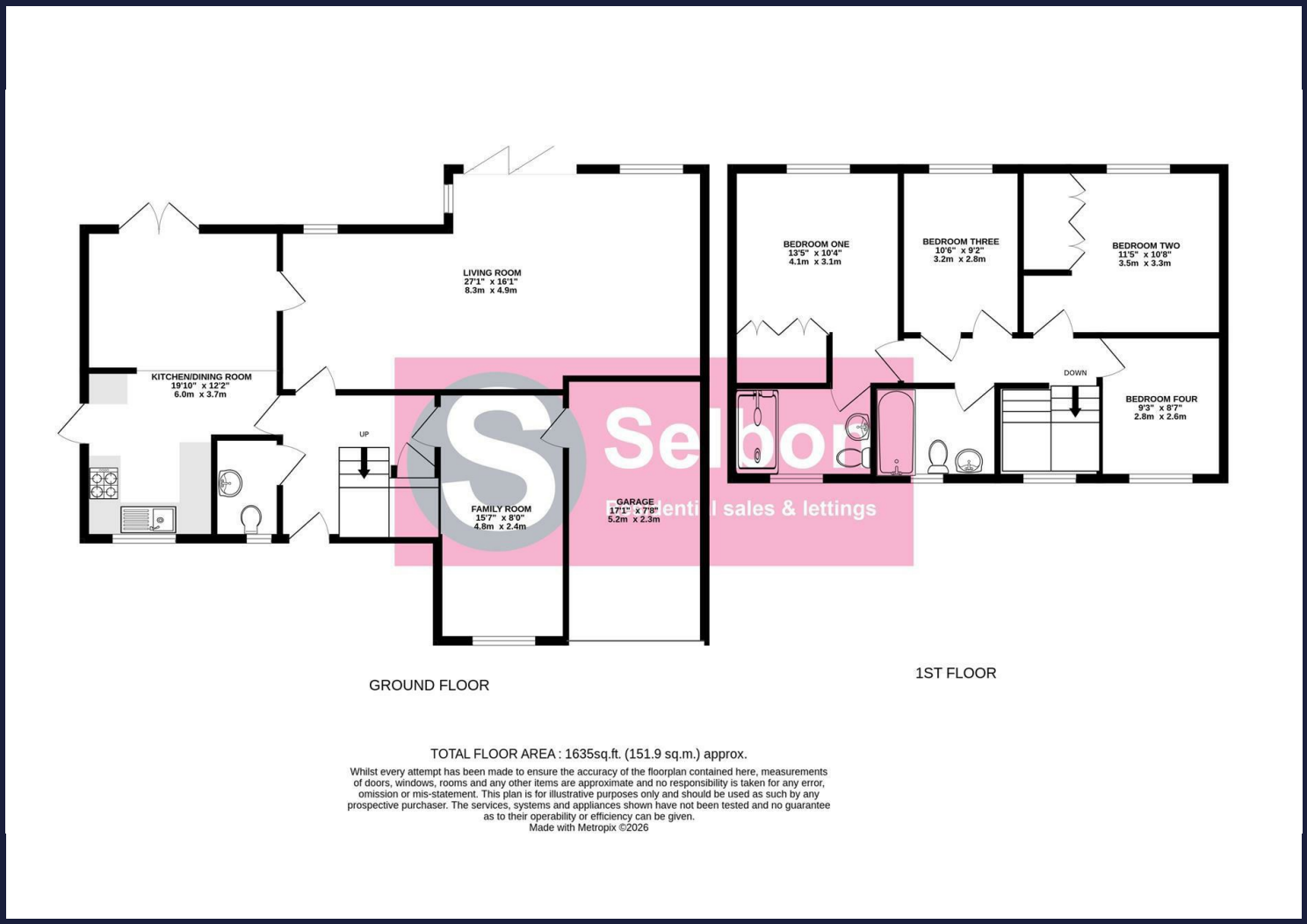








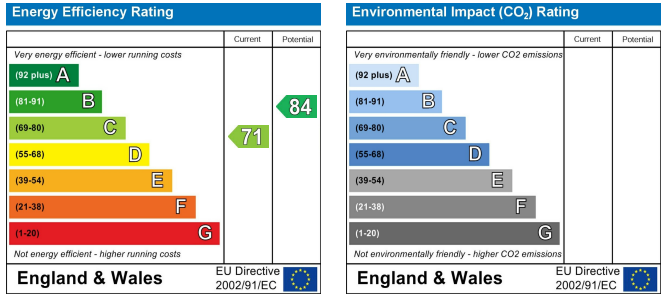
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: E