Selbon
Simply Different

Griffon Close, Farnborough,
Hampshire, GU14 0PG
Guide price £325,000 Freehold

2 1 1 D

01252 979300
Selbonproperty.co.uk

- Two Bedroom Semi-Detached Home
- Rear Aspect Kitchen Suite
- Rear Garden With Side Access
- Allocated Parking Space
- Close To Schools, Shops And Restaurants
- Bay-Fronted Living Room
- Conservatory With French Doors Into The Rear Garden
- Gas Central Heating
- Ideal First Time Purchase Or Buy-To-Let Property
- Southwood Country Park Nearby

Selbon Estate Agents are delighted to offer this modern semi-detached home, to the market, conveniently located on the popular Southwood development, in Farnborough, within close proximity of shops and schools.

An ideal first time or investment property and the home would also be an excellent lock up and go property, for those looking to downsize.

The front door leads to the entrance hall with stairs to the first floor and a door to the living room which has a front aspect bay window and benefits from a storage cupboard and is partly open plan to the kitchen/breakfast room. The Kitchen/breakfast room offers ample work surfaces, a range of base level and wall mounted storage cupboards and some integrated appliances and has a door leading to a conservatory, which in turn has French doors to the garden.

The landing gives access to a front aspect double bedroom with bedroom 2 overlooking the rear garden and there is a bathroom with a white suite.

Further benefits include gas radiator heating, wooden double glazed windows, an easterly facing rear garden is mainly laid to lawn with central decking to the rear, an open plan front garden and an allocated parking space.

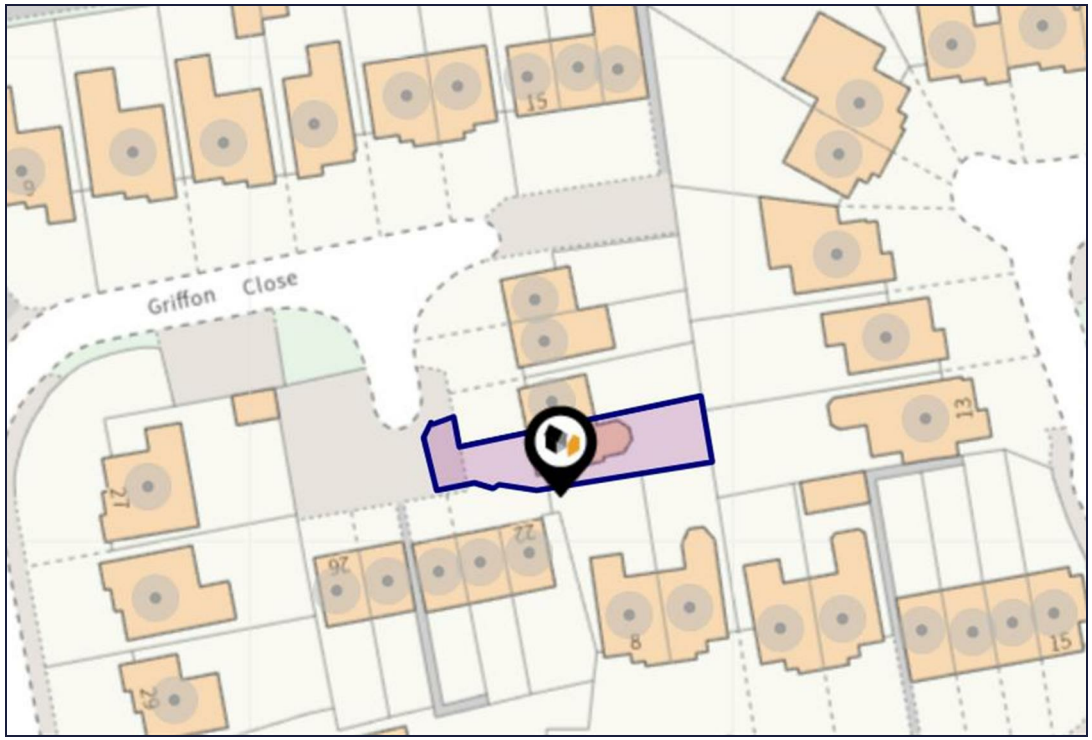
The current school catchments in this area include Southwood Infant School, Guillemont Junior School, Cove Junior School and Cove Secondary School.

Within Southwood you'll find a Morrisons Supermarket, Café, several public houses and restaurants and a Nuffield Heath Fitness and Wellbeing Gym. Southwood Country Park is also nearby, popular amongst dog walkers & exercise enthusiasts. There is also a nearby North and Southbound M3 Junction.

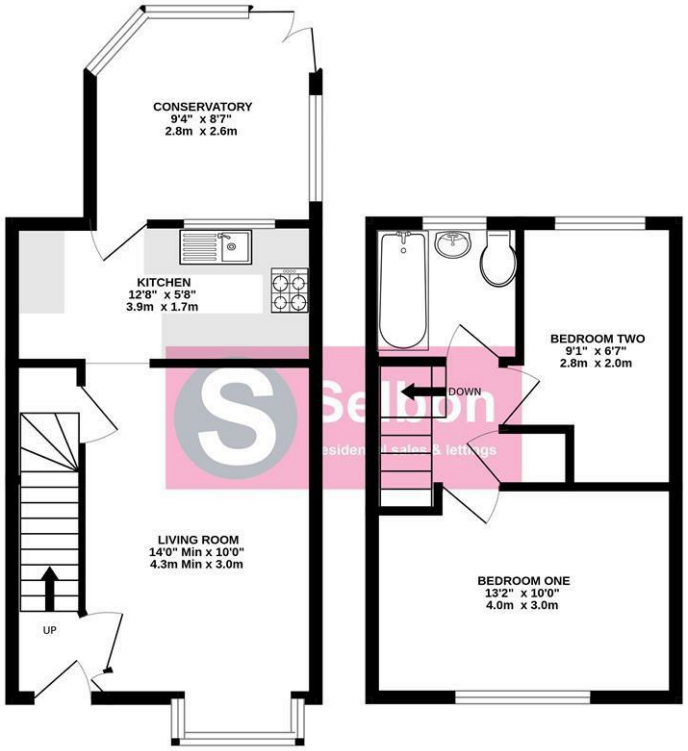
Farnborough Town Centre is approximately 2 miles away. Here you'll find a cinema, many restaurants, supermarkets, a retail park, and Farnborough Main Train Station, popular amongst commuters for it's mainline access into London Waterloo. Farnborough also offers 2 additional train stations in Farnborough North and North Camp Train Stations.

AMSTERDAM
Hotpoint

LOVE YOU
LOVE YOU
LOVE YOU
LOVE YOU


Griffon Close
15
9
13
21
22
26
8
15
21

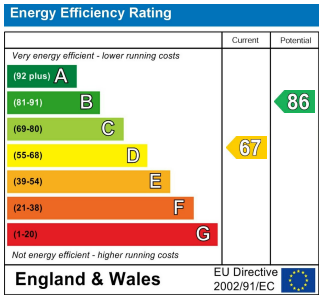
Floor Plans

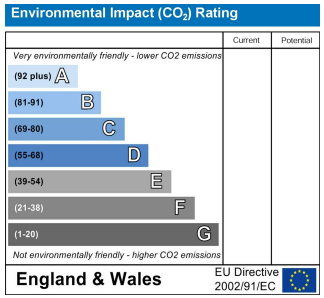


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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: C

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). 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.

Selbon Property Services Ltd
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: 01252 979300 **Email:** sales@selbonproperty.co.uk