



**Kensington Place, Victoria Road,  
Farnborough**

0450 000

  
**MARTIN & CO**

Kensington Place, Victoria Road,  
Farnborough

House - End Terrace

4 Bedrooms, 4 Bathroom

- Four Bedroom, End of Terrace House
- Quiet Residential Location
- Gas Central Heating & Double Glazing
- Spacious Open Plan Kitchen/Diner
- Two Modern Bathrooms
- Downstairs Shower/Wet Room
- Off Road Parking
- Private Rear Garden

A charming four-bedroom end-terrace home in sought-after Kensington Place, Farnborough, offering spacious living with two reception rooms, three bathrooms, and allocated parking. Ideally located near local amenities, schools, and parks, it's a perfect blend of comfort, convenience, and family-friendly living.



Nestled in the desirable area of Kensington Place on Victoria Road, Farnborough, this charming end-terrace house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The house boasts three well-appointed bathrooms, ensuring that morning routines are a breeze for everyone.

The heart of the home features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to create a warm and welcoming atmosphere, making it easy to envision family gatherings and social events.

One of the standout features of this property is the two allocated parking spaces, a rare find in such a prime location. Residents will appreciate the ease of access to local amenities, with shops, schools, and parks just a stone's throw away. This excellent location not only enhances the lifestyle of its occupants but also adds to the property's appeal.

In summary, this end-terrace house on Victoria Road is a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well-equipped home. Don't miss the chance to make this delightful property your own.

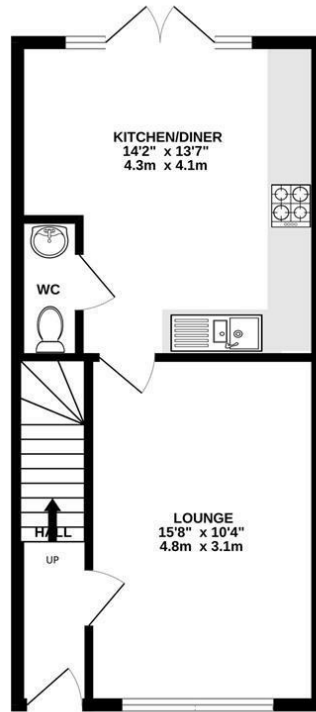
Council Tax Band: D  
 Maintenance/Service Charge - £346.75  
 EPC: B



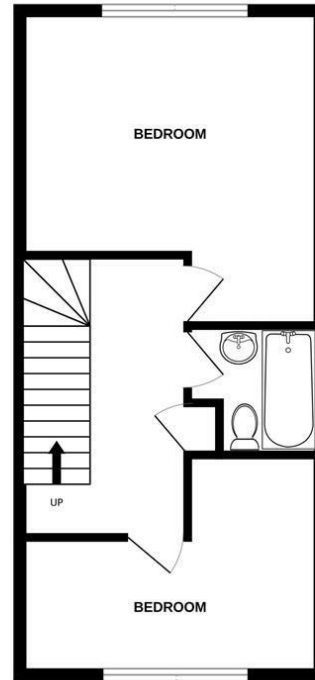
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

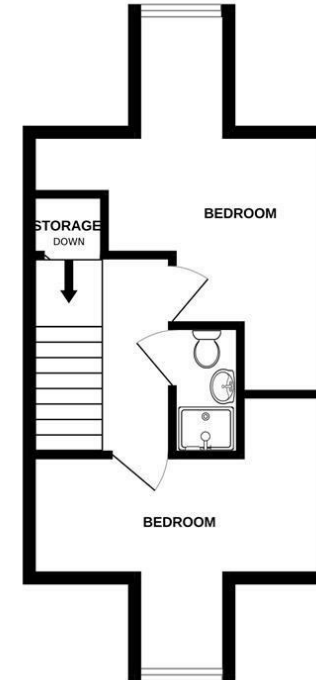
GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.

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.  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.