



Empire Gardens | | Farnborough | GU14 6HF

Asking Price £535,000

Freehold

*Waterford's* W  
Residential Sales & Lettings

# Empire Gardens | Farnborough | GU14 6HF Asking Price £535,000

An exceptional collection of brand-new three-bedroom townhouses, thoughtfully designed over three spacious floors and finished to a high specification throughout. Featuring stylish Howdens kitchens with integrated appliances, luxurious contemporary bathrooms, private rear gardens, allocated parking for every home and additional visitor parking, these energy-efficient homes offer the perfect blend of modern living and everyday convenience, ideally located close to Farnborough town centre and excellent transport links.

- Brand-new three-bedroom townhouse arranged over three spacious floors
- Stylish open-plan living space, perfect for modern family living and entertaining
- Principal bedroom with contemporary en-suite shower room
- Private enclosed rear garden, ideal for outdoor dining and relaxation
- Energy-efficient, low-maintenance home finished to a high specification throughout
- Exclusive boutique development of just 17 contemporary homes
- Premium Howdens kitchen with integrated appliances, induction hob and oak internal cabinetry
- Luxury family bathroom with Grohe fittings, heated towel rail and LED downlighters
- Allocated parking for every home, plus additional visitor parking within the development
- Conveniently located close to Farnborough town centre, Farnborough Main station, the A331 and M3 motorway



## Boutique Collection of Contemporary Townhouses in the Heart of Farnborough

### Now Launching – An Exclusive Development of Just 17 Brand-New Homes

Discover an exceptional collection of beautifully crafted homes at this exclusive new development on Lynchford Road, Farnborough. Comprising just ten contemporary three-bedroom townhouses and seven stylish one and two-bedroom apartments, this boutique development has been thoughtfully designed to offer modern, energy-efficient living with a high-quality specification throughout.

The impressive three-bedroom townhouses are arranged over three spacious floors, creating flexible accommodation perfectly suited to modern family life, professionals working from home or those simply looking for additional living space. Cleverly designed to maximise natural light and practicality, each home benefits from a private enclosed rear garden, allocated parking and additional visitor parking, ensuring convenience for both residents and guests.

At the heart of every home is a beautifully appointed Howdens kitchen, designed to combine style with functionality. Finished to an excellent standard, each kitchen features integrated appliances including a fridge/freezer, dishwasher, electric oven and induction hob, complemented by matching pelmets, corncicing and end panels, elegant oak internal cabinetry, under-cupboard lighting and contemporary LED downlighters, creating a sophisticated space ideal for both everyday living and entertaining.

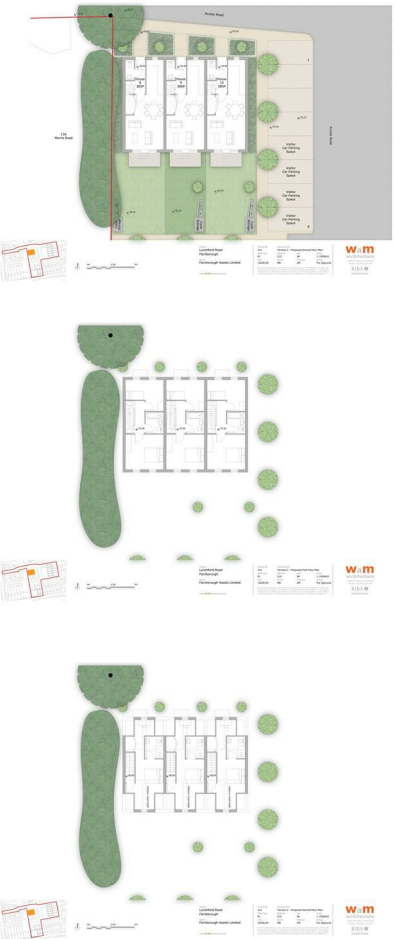
The bathrooms have been carefully designed to provide a luxurious retreat, offering a contemporary finish with premium fittings throughout. Selected homes benefit from spacious double showers where available, while family bathrooms include a shower over the bath with a glazed screen. Grohe sanitaryware and taps, heated towel rails to the main bathroom and recessed LED downlighting complete these elegant and practical spaces.

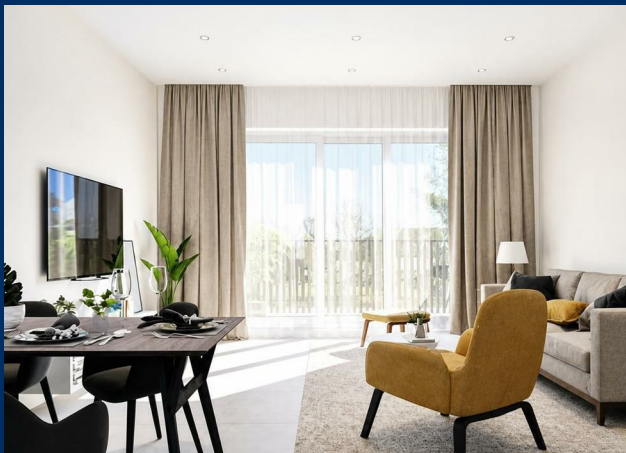
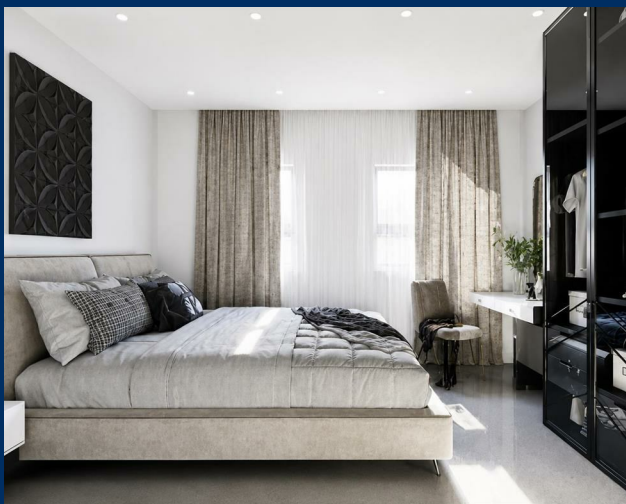
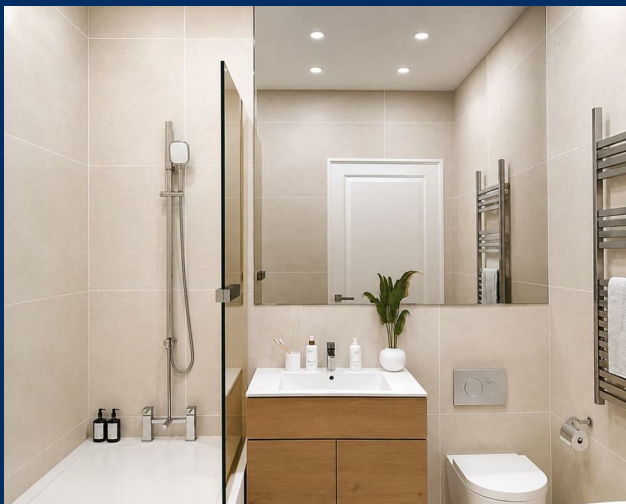
Designed with today's lifestyle in mind, the townhouses offer generous open-plan living areas, well-proportioned bedrooms and versatile accommodation across three floors, creating homes that are equally suited to relaxing, entertaining and family life. Every home has been finished to a high specification with an emphasis on quality, comfort and low-maintenance living.

Residents will enjoy an enviable location just moments from Farnborough town centre, with an excellent selection of shops, cafés, restaurants and leisure facilities close by. Farnborough Main railway station provides direct services to London Waterloo, whilst the nearby A331, M3 and A31 offer excellent connectivity to Guildford, Basingstoke, Reading and the wider motorway network, making this an ideal location for commuters.

Whether you're purchasing your first home, upsizing to accommodate a growing family or looking for a quality investment, these beautifully finished new homes represent an outstanding opportunity to secure a stylish property in one of Hampshire's most well-connected locations.

Register your interest today to receive priority updates, pricing information and exclusive launch details before these highly anticipated homes are released for sale.





| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (12 plus) A                                 |  |         |           |
| (11-11) B                                   |  |         |           |
| (10-10) C                                   |  |         |           |
| (9-9) D                                     |  |         |           |
| (8-8) E                                     |  |         |           |
| (7-7) F                                     |  |         |           |
| (6-6) G                                     |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           |

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