



**Selbon**

Residential sales & lettings

Ship Lane, Farnborough,  
Hampshire, GU14 8BH

Guide price £550,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Four Bedroom Semi-Detached Family Home
- Extended Kitchen/Dining Room
- Rear Garden Of Approximately 90 Ft. In Length
- Driveway For Multiple Vehicles
- Farnborough North And Farnborough Main Train Stations Nearby
- Bay-Fronted Front Aspect Living Room
- Downstairs Bedroom With En-Suite Shower Room
- Summer House With Lighting And Power
- Close To A331/M3 Access Junctions
- Close To Schools, Shops And Amenities

Selbon Estate Agents are delighted to offer to the market this extended four bedroom semi-detached family home, situated in this non-estate location in Farnborough.

The property is conveniently located for local schools and is currently in the catchment areas for North Farnborough Infant School, South Farnborough Junior School and Bohunt Farnborough.

The ground floor accommodation comprises; living room with feature bay window, an extended kitchen/dining room eye top and base level storage cupboards and a fitted oven with six burner gas hob and wall mounted extractor fan. Off the dining room there is a downstairs bedroom with an en-suite shower room with wash basin, W.C. and glass panelled shower cubicle. Additionally, there is an extra reception room to the rear of the home, currently being used as a study/craft room.

To the first floor are three bedrooms and a family bathroom which comprises; panel enclosed bath with wall mounted electric shower, W.C. and hand wash basin.

Externally the rear garden is approaching 80ft. in length. The garden is predominately laid to lawn with flower and shrub beds. To the rear of the garden is a patio summerhouse with lighting and power. To the front of the home there is a driveway for multiple vehicles.

Nearby you'll find Farnborough Gate Retail Park and Farnborough Centre, which benefits from a range of amenities including a cinema, multiple pubs, restaurants and shops. Farnborough benefits from having three train stations, with Farnborough North Train Station being approximately 0.3 miles away and Farnborough Main Train Station being approximately 1 mile distant. Farnborough Main Train Station is popular amongst commuters due to its mainline access into London Waterloo in approximately 36 minutes. Also nearby, there is an A331 junction, which leads onto a north and southbound M3 junction.

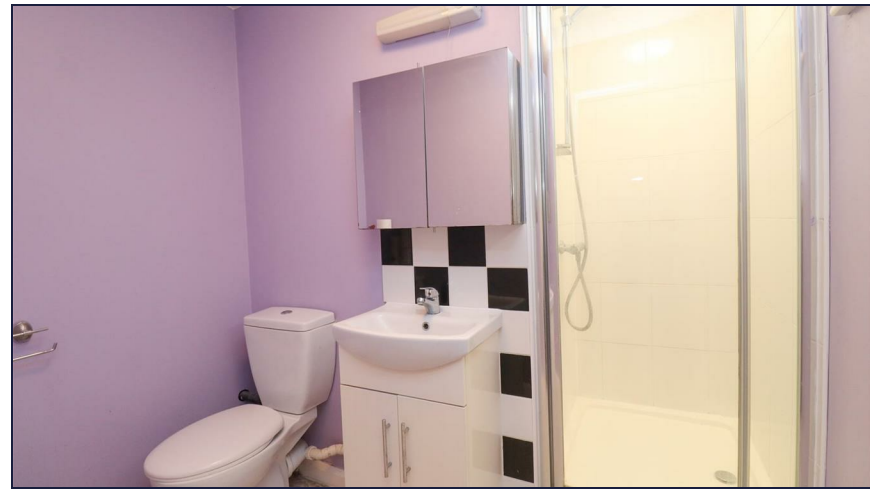




KING'S

EAST ACTON GOLDSMITHS ARMS



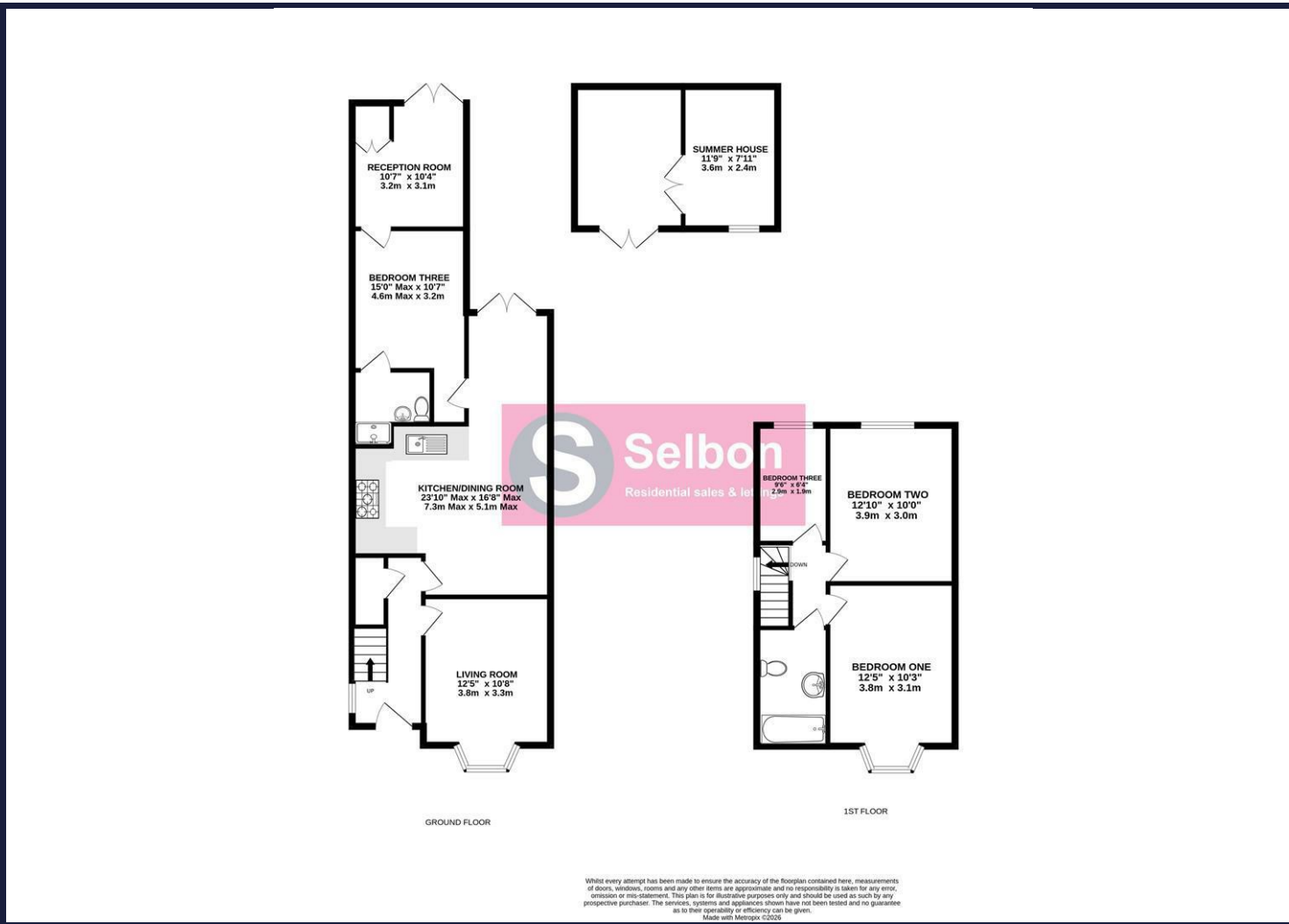




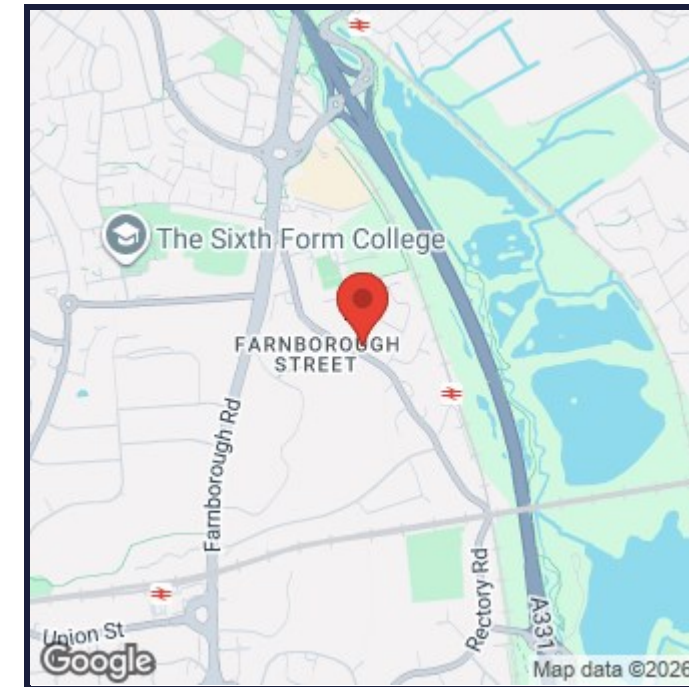




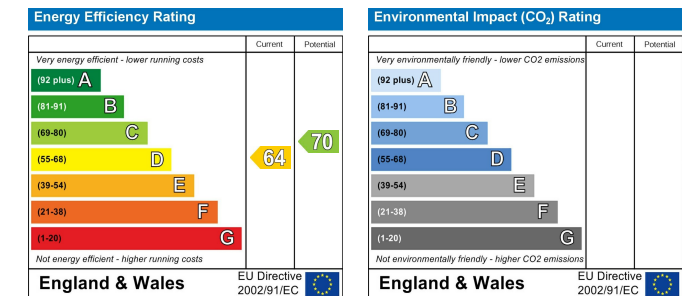
## Floor Plans



## 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

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## Council Tax Band: D

### Selbon Property Services Ltd

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