Selbon
Simply Different

Silver Birch Way, Farnborough,
Hampshire, GU14 9UP
Guide price £375,000 Freehold

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Selbonproperty.co.uk

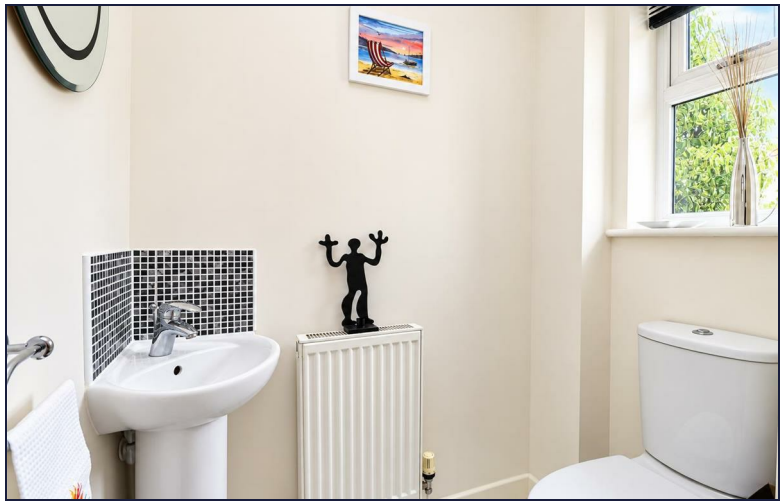
- No Onward Chain
- Two-Bedroom Mid-Terraced Home
- Family Bathroom & Downstairs W.C.
- Spacious Living/Dining Room
- Two Allocated Parking Spaces
- Very Well Presented Throughout
- Principal Bedroom With En-Suite
- Separate Fitted Kitchen
- Good Sized South-East Facing Rear Garden
- Convenient Farnborough Location

Selbon Estate Agents are delighted to offer to the market this very well presented two-bedroom mid-terraced home, offered for sale with no onward chain, situated in the popular Guillemont Fields development. This property offers well proportional accommodation throughout together with a South-East facing garden. Ideally suited for first time buyers, young couples, or single professionals.

The ground floor comprises of downstairs cloakroom/WC, separate kitchen with fully integrated appliances, gas hob, and electric oven. The living room provides ample room for both seating and a dining table, with doors opening directly onto the rear garden allowing plenty of natural light into the room.

Upstairs are two well-proportioned bedrooms, with the principal bedroom benefiting from built in storage and en-suite shower room. The second bedroom is currently being used as a study. There is a separate family bathroom.

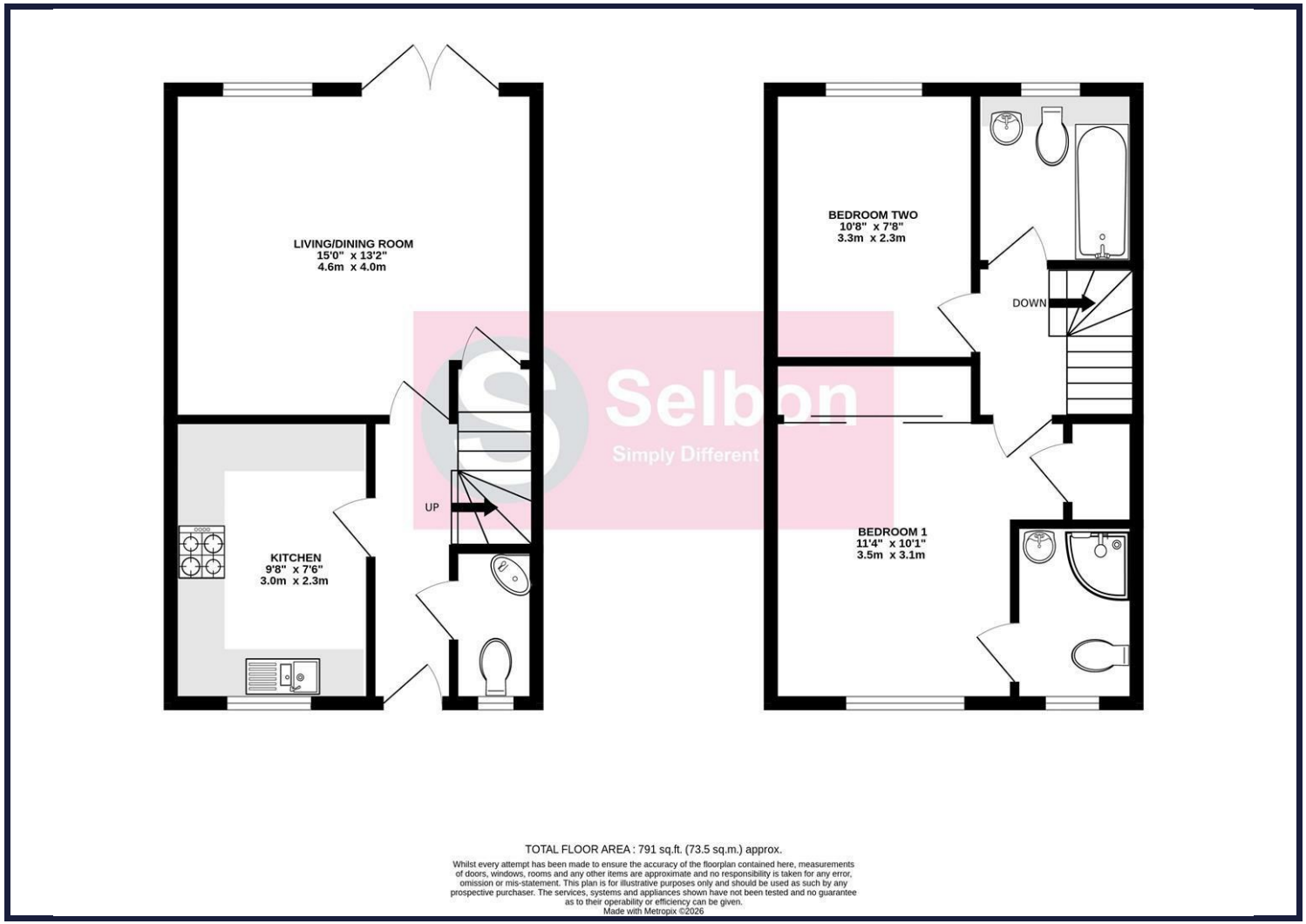
The rear garden is a particularly attractive feature of the home. Enjoying a South-East facing aspect, it is a good size for a property of this type and provides an excellent space for outdoor dining and entertainment.



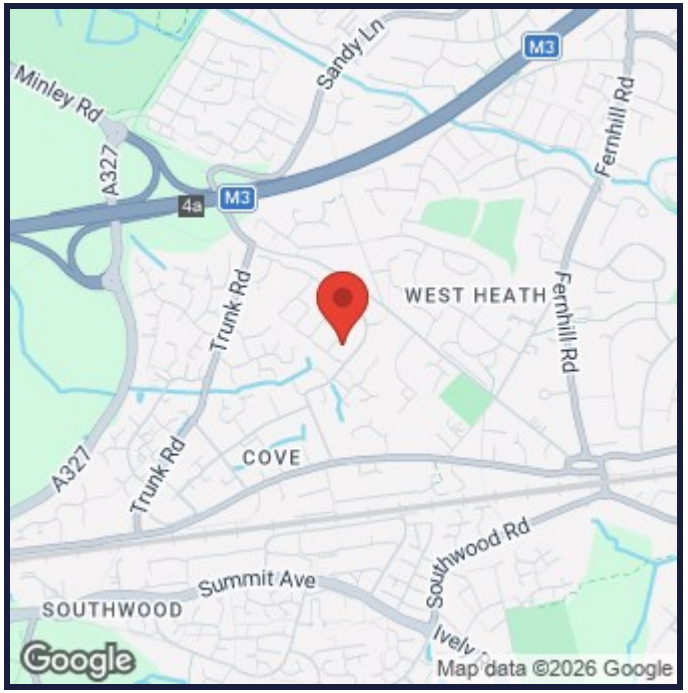
Silver Birch Way is conveniently positioned for a range of schools, local amenities and recreational facilities. Farnborough Main train station offers direct rail services to London Waterloo and close by is junction 4a of the M3 and the A331 providing excellent road connections.

Offered to the market with no onward chain, this attractive home combines excellent presentation, versatile accommodation, a generous rear garden, and allocated parking, therefore an early viewing is highly recommended.

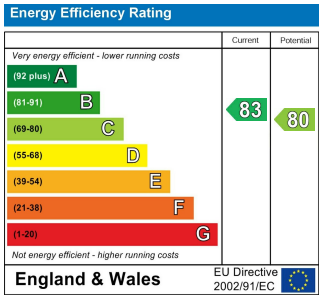
Floor Plans

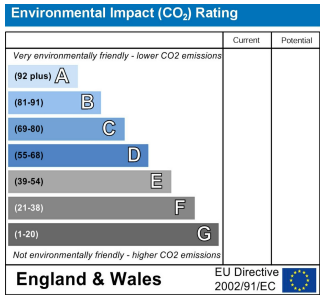


Area Map



Energy Performance Graph





Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: C

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