



Farnborough Road

McCarthy  
Holden

Guide Price £595,000



## 168 Farnborough Road

Charming three-bedroom detached home with attic room, en-suite, spacious garden, garage office, and ample parking. Close to Farnborough stations and town centre.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Bonus Loft Room
- 
- Approx. 120ft Rear Garden
- 
- Close to Farnborough Main and Farnborough North Train Stations
- 
- Driveway Parking
- 
- Close to Farnborough Town Centre
- 
- Extended



## The Property

This charming three bedroom detached family home offers an inviting blend of character features and modern convenience, ideally positioned within easy reach of Farnborough Main and Farnborough North train stations as well as the vibrant town centre.

## Ground Floor

The property welcomes you with a spacious entrance hallway that leads into a bright and airy living room with a working fireplace, perfect for relaxing evenings or entertaining guests. The adjacent dining room/snug provides an excellent space for family meals, with ample room for a large table and direct access to the kitchen. The kitchen itself is well-appointed and thoughtfully laid out, offering plentiful storage and worktop space.

## First Floor

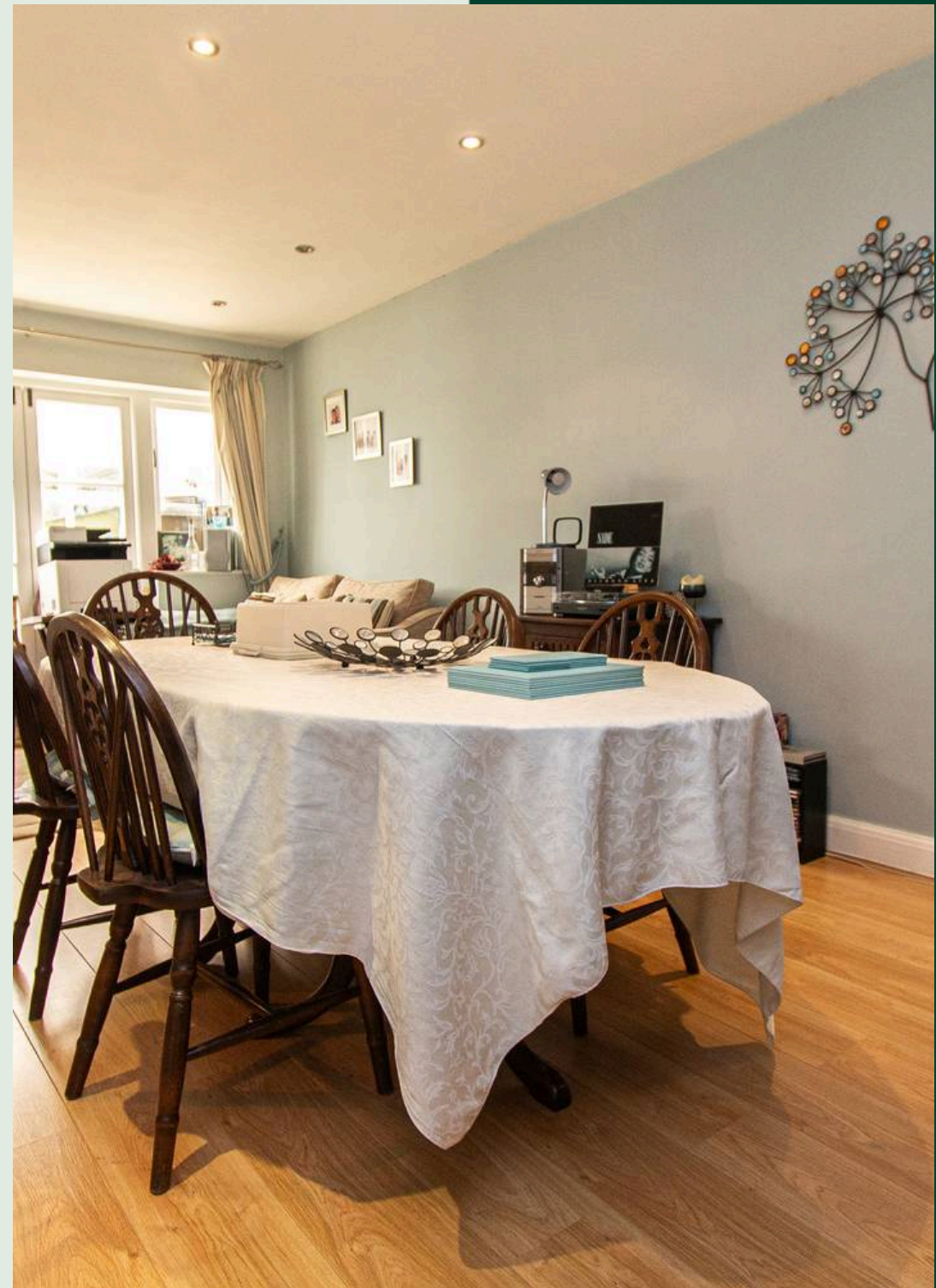
Upstairs, you will find three well-proportioned bedrooms, each filled with natural light and offering comfortable accommodation for families or those needing home office space. The principal bedroom features generous dimensions and attractive period detailing and benefits from a well fitted en-suite bathroom. The two additional bedrooms are ideal for children, guests or flexible use and are served by a family bathroom.

## Second Floor

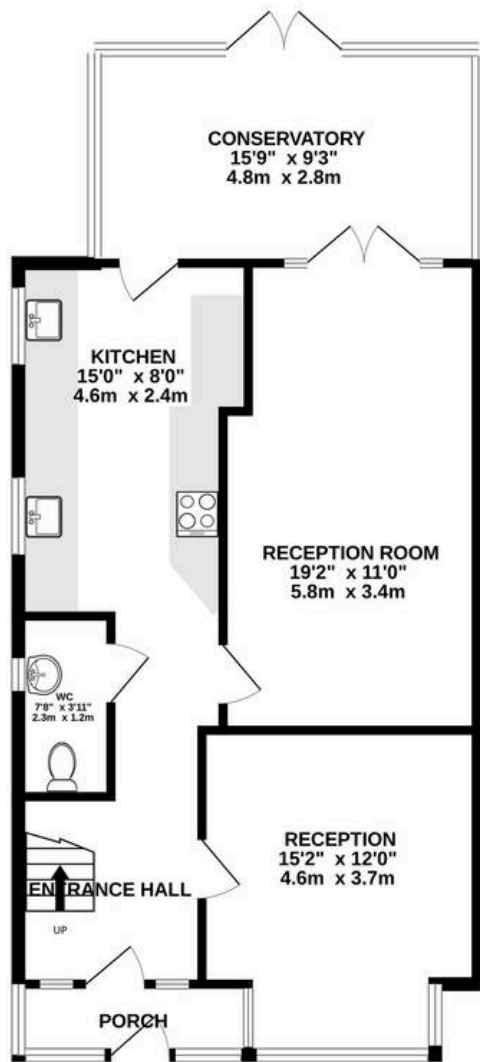
A particular highlight of the property is the bonus attic room, accessed via a fixed staircase, which provides an excellent opportunity for a home office, studio, playroom or additional storage.

## External

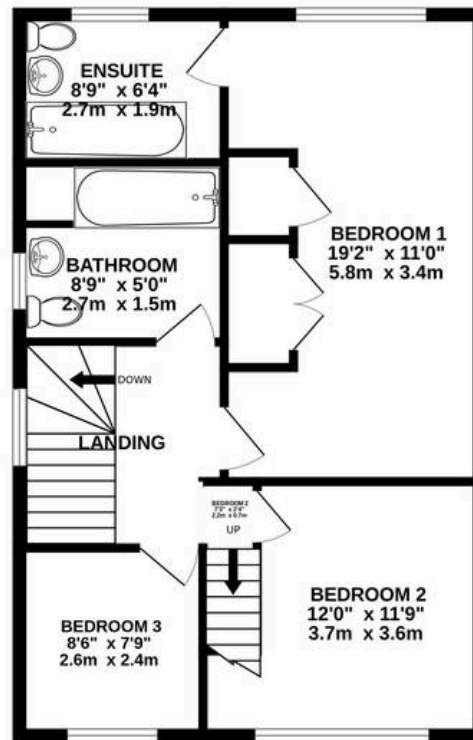
The impressive rear garden measures approximately 120ft and is beautifully presented with manicured lawn, patio and decking areas. There is a single garage which has been partially converted with building regulations approval suitable for a variety of uses. The driveway extends from the front to the side of the property, offering ample parking for multiple vehicles.



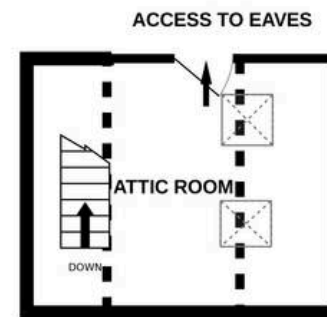




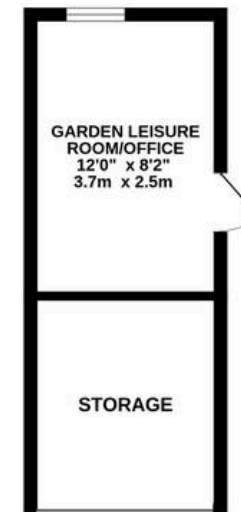
GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.2 sq.m.) approx.



2ND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1650sq.ft. (153.3 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.





## McCarthy Holden Fleet

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