



Selbon

Residential sales & lettings

York Road, Farnborough,
Hampshire, GU14 6NE
Guide price £575,000 Freehold

 4  2  2  D

Selbonproperty.co.uk

- Detached Family Home
- Four Generous Bedrooms
- Off Street Parking for Multiple Vehicles
- Fully Insulated Garden Studio
- Close to Salesian College and King George Playing Fields
- Kitchen/Dining Room
- Flexible Layout
- Annexe
- Private, Landscaped Rear Garden with Patio
- Short Walk to Shops

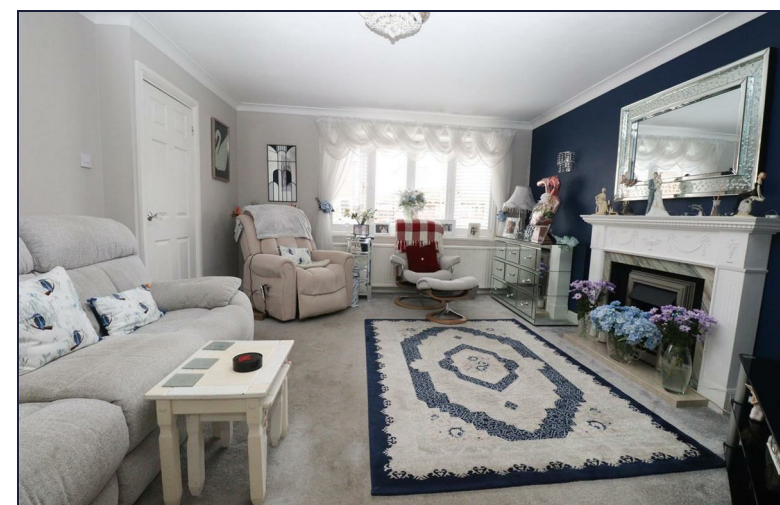
Selbon Estate Agents are delighted to offer to the market this beautifully extended four-bedroom detached home, offering exceptional versatility and perfectly suited to modern family living. The thoughtfully designed layout also lends itself well to a potential downstairs annexe, making it ideal for multi-generational living or those requiring additional flexibility.

The ground floor is both spacious and inviting, featuring two elegant bay-fronted reception rooms that are flooded with natural light, creating warm and welcoming spaces for both relaxation and entertaining. To the rear, an impressive open-plan kitchen/dining area spans the width of the property and serves as the true heart of the home. This stylish and sociable space is perfect for modern living, with ample room for cooking, dining and gathering, while direct access to the garden allows for a seamless flow between indoor and outdoor living.

Upstairs, the property continues to impress with four generous double bedrooms, providing excellent accommodation for growing families. These are complemented by two well-appointed bathrooms and a versatile additional room that could be used as a dressing room, nursery or home office, further enhancing the flexibility of the home.

The rear garden offers a high degree of privacy and has been thoughtfully landscaped to create a peaceful outdoor retreat. A patio area provides the ideal setting for al fresco dining, summer entertaining or simply unwinding. A standout feature is the fully insulated garden office (formerly the garage), complete with power and lighting — offering a superb space for home working, a gym, studio or even a stylish garden bar.

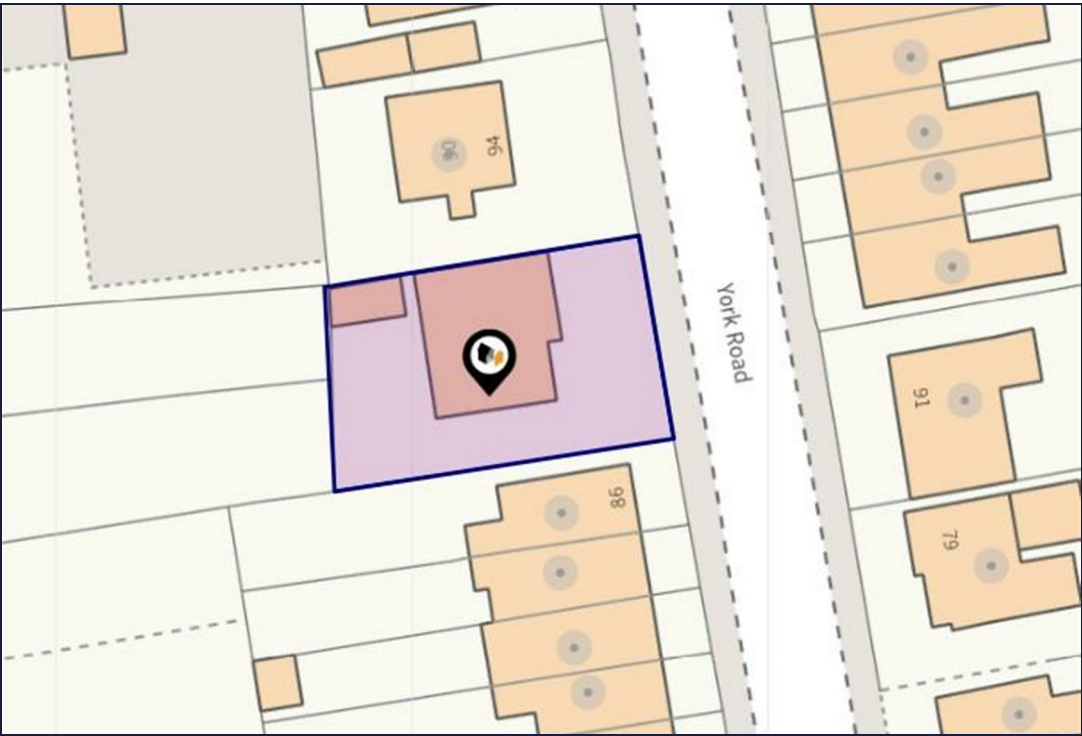
Further benefits include ample off-road parking to the front and a highly convenient location close to Salesian College and King George Playing Fields, making it particularly appealing for families and those who enjoy access to green open spaces, leisure facilities and well-regarded local amenities.



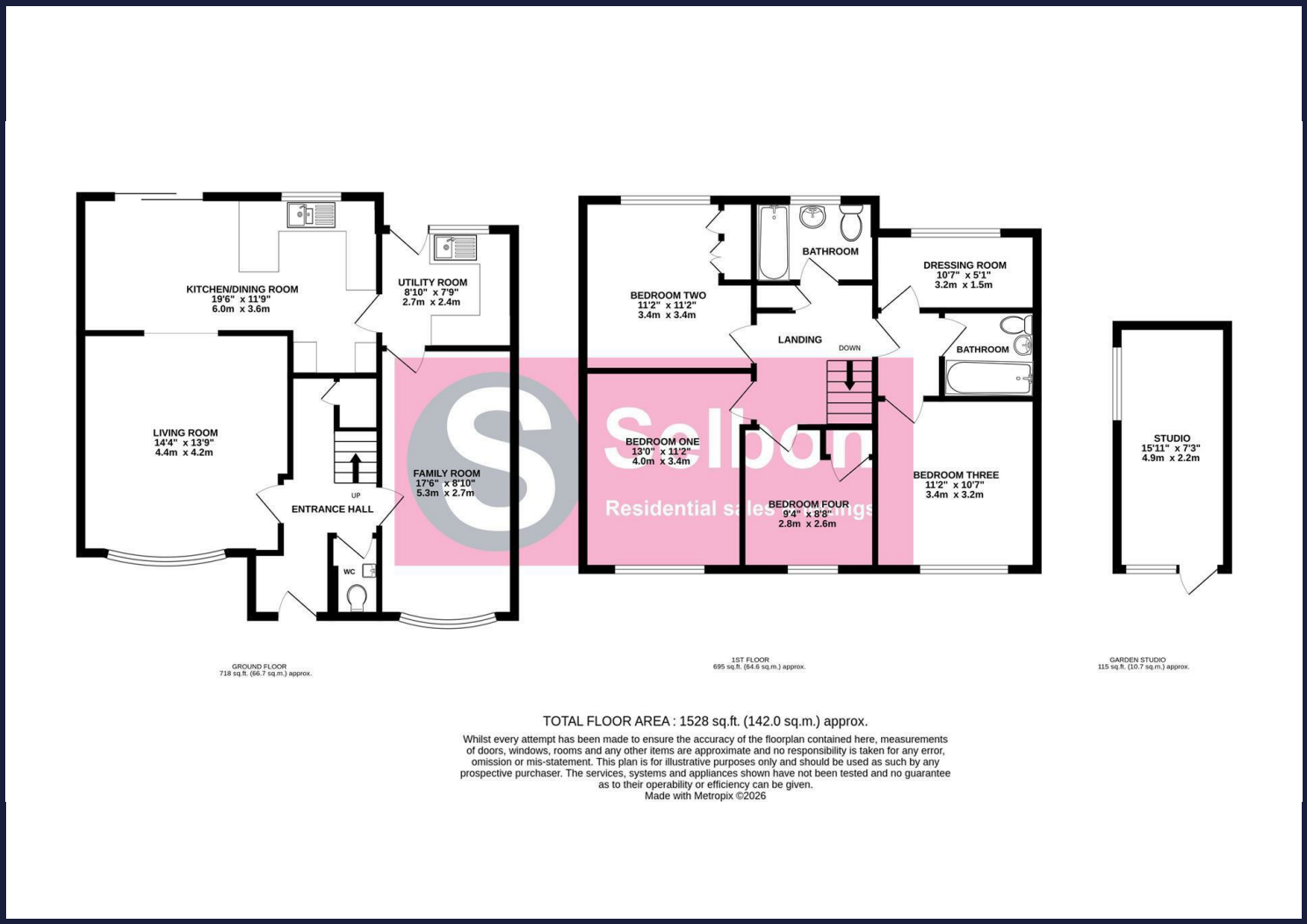








Floor Plans



Viewing

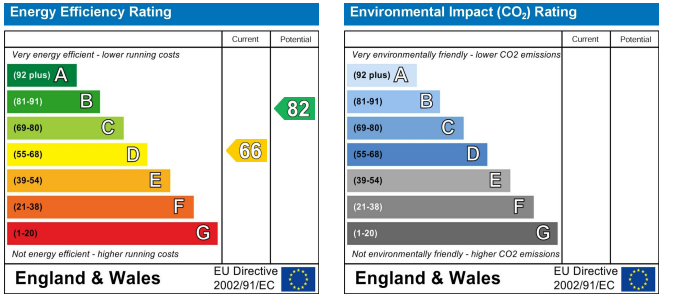
For further information on this property or to arrange a viewing please contact Farnborough on

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Area Map



Energy Performance Graph



Council Tax Band: D

Selbon Property Services Ltd

Registered Office, GU51 2UZ

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: Email: mark@selbonproperty.co.uk