



Selbon

Simply Different

Leopold Avenue, Farnborough,
Hampshire, GU14 8NL

Offers over £650,000 Freehold

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01252 979300

[Selbonproperty.co.uk](https://www.selbonproperty.co.uk)

- Four Bedroom Detached Family Home
- Extended Accommodation
- Conservatory Overlooking the Rear Garden
- Garage & Additional Storage
- Less Than Half a Mile from Farnborough Mainline Station
- Highly Sought-After Empress Park Location
- Two Generous Reception Rooms
- Approximately 75ft South-Facing Rear Garden
- Driveway Parking for Several Vehicles
- *** Some images have been AI-enhanced for presentation purposes

Selbon Estate Agents are delighted to offer to the market this extended four-bedroom detached family home, ideally positioned within the highly sought-after Empress Park area of Farnborough. Offering generous and versatile accommodation, the property benefits from two reception rooms, a conservatory, south-facing rear garden, garage and extensive driveway parking.

The ground floor comprises an entrance hallway with cloakroom, a spacious living room with double doors opening into the conservatory. Enjoying a pleasant outlook across the garden, the conservatory provides an excellent additional reception space with doors leading directly onto the patio. There is a separate dining room with a front aspect box window and ample space for a full-size dining table and chairs. The fitted kitchen provides a range of eye and base level units, space for a selection of appliances and side access to the garden.

Upstairs are four well-proportioned bedrooms, with bedrooms one and two both with fitted wardrobes. Bedroom three also provides good double bedroom accommodation and enjoys views across the rear garden, while the fourth makes an ideal single bedroom, nursery or home office. Completing the first floor is a shower room with walk-in shower, white suite and heated towel rail.

Outside, a particular feature is the established south-facing rear garden with an initial patio provides an ideal space for outdoor seating and entertaining, leading onto an established lawn, a central rose tree and apple trees. Gated access is available to both sides of the property, with useful additional storage situated to the rear of the garage.

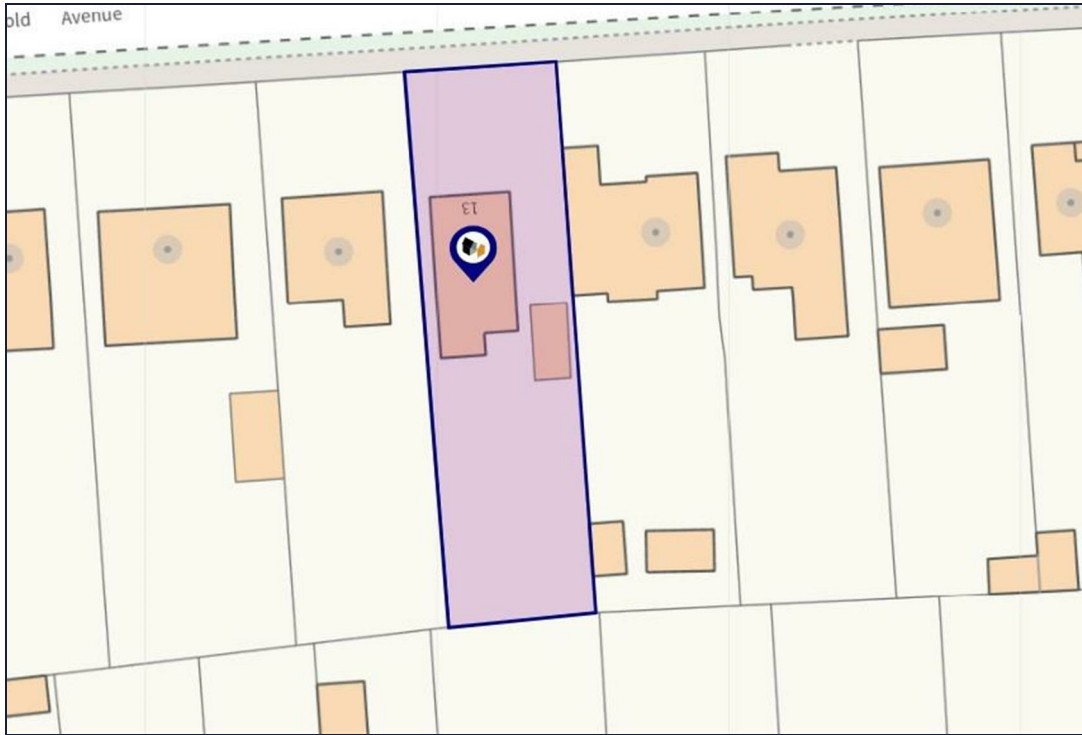
To the front and side, the driveway provides off-road parking for several vehicles and leads to the garage. Empress Park is one of Farnborough's most desirable residential areas, conveniently positioned for the mainline station, local schools, parks and amenities, together with excellent road links including the M3 and A331.





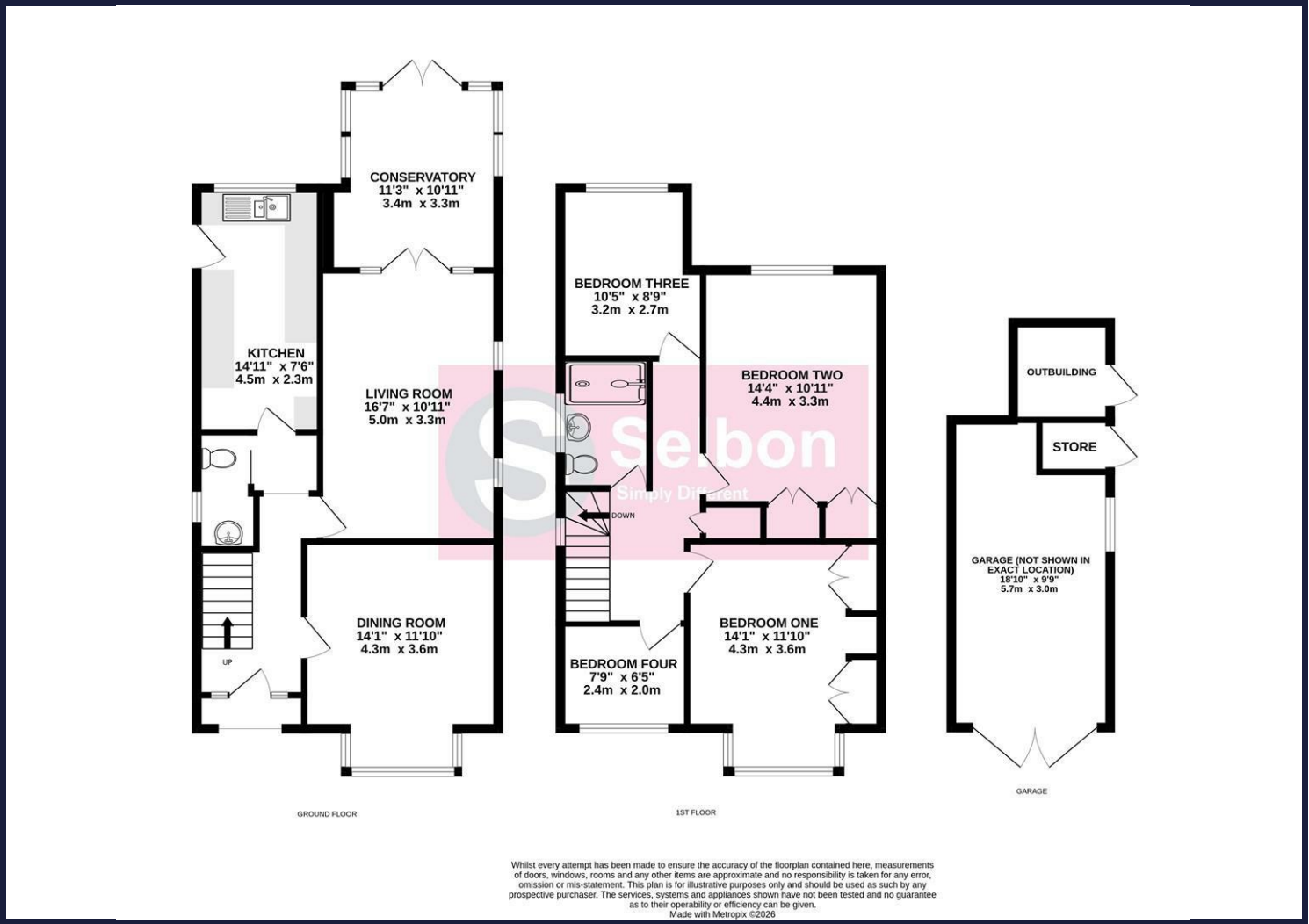




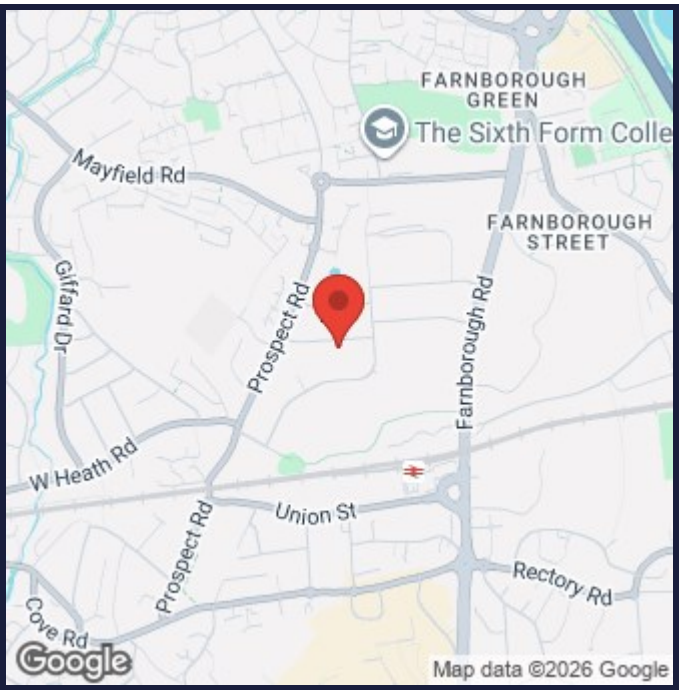




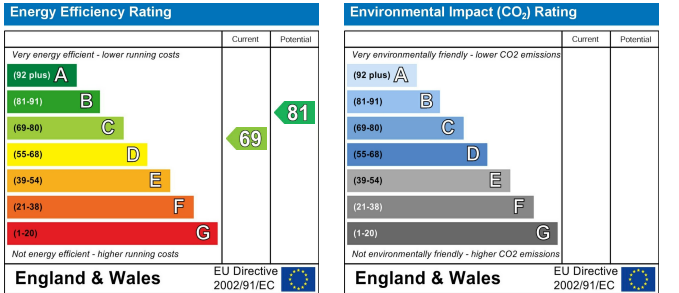
Floor Plans



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: E