



17 Silver Birch Way, Farnborough, GU14 9UP

Guide price £350,000





# 17 Silver Birch Way

Farnborough, GU14 9UP

- Two bedroom home in a quiet residential setting
- Integrated kitchen with modern fittings
- Main bedroom with ensuite
- Low-maintenance rear garden with gated access
- Bright living room with direct access to the rear garden
- Downstairs WC and first floor family bathroom
- Three allocated parking spaces
- Well placed for local amenities, green spaces and transport links

A well-presented two bedroom home positioned in a quiet residential setting, offering a practical layout, three parking spaces and both a family bathroom and ensuite.

The property is an ideal fit for first-time buyers, downsizers or those seeking a low-maintenance home in a convenient location.

The ground floor includes an integrated kitchen and a bright living room with direct access to the rear garden. A useful downstairs WC completes the layout.

Upstairs, two well-proportioned bedrooms are served by a family bathroom, with the main bedroom further benefiting from its own ensuite.

Outside, the rear garden provides a private space for relaxing or entertaining, with gated access leading to the parking area. The property enjoys the rare advantage of three allocated parking spaces, offering excellent practicality for households with multiple vehicles.

Silver Birch Way is well placed for local amenities, green spaces and transport links, with Farnborough town centre and major road connections all within easy reach.

A comfortable, well-connected home in a sought-after location.



## Entrance Hall

## Living Room

15x13'1 (4.57mx3.99m)

## Kitchen

10x7'7 (3.05mx2.31m)

## Down Stairs W/C

## First Floor

11'4x10 (3.45mx3.05m)

## Bedroom One

10'9x7'9 (3.28mx2.36m)

## Ensuite

## Bedroom Two

## Bathroom

## Outside

The property features a private rear garden with a mix of lawn and patio, enclosed by timber fencing. A paved path leads to the rear gate, with established planting and space for seating. It's a low-maintenance outdoor area with practical access to the parking.

## Parking x3



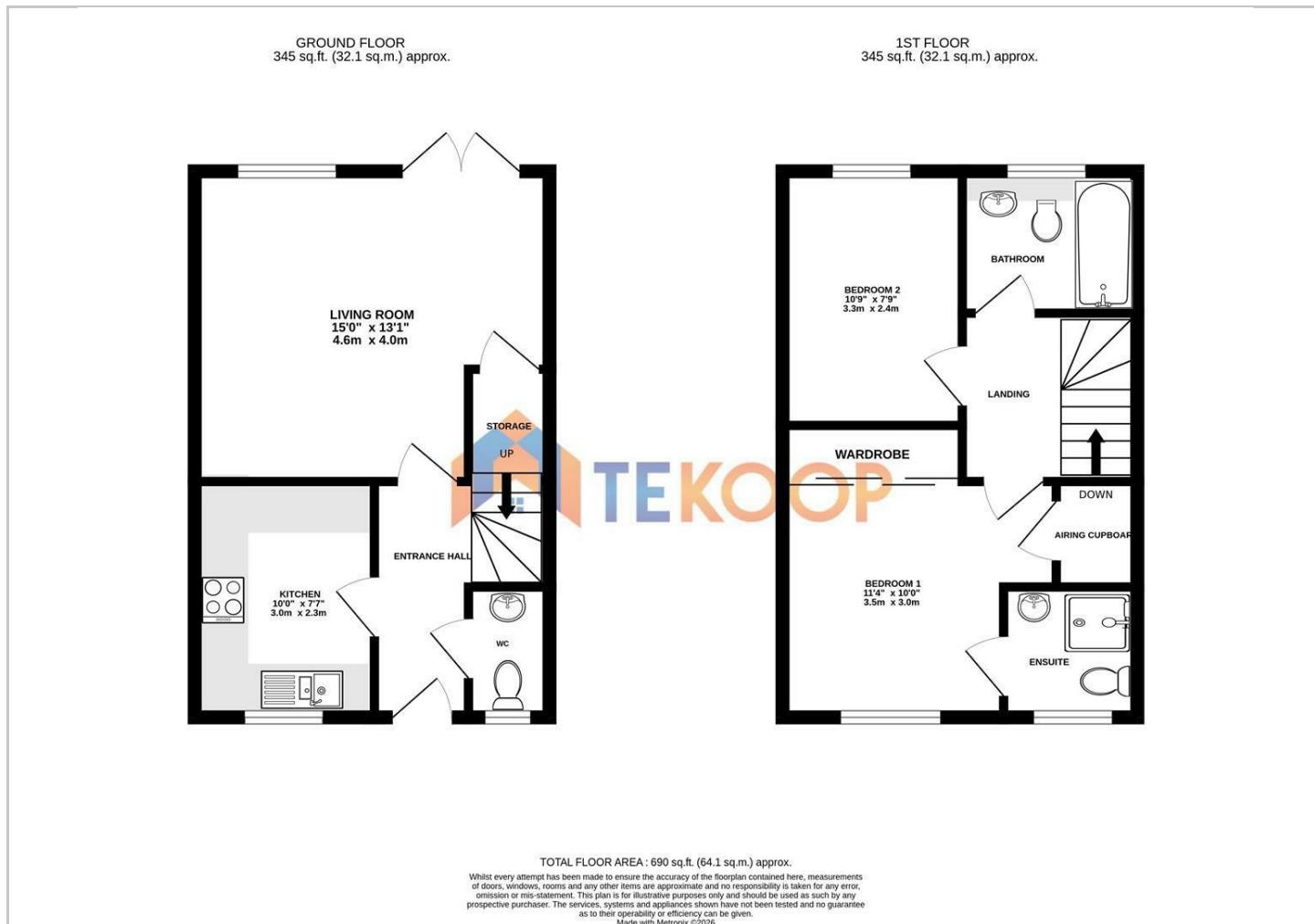
## Directions

Try "WHAT THREE WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; [///triangle.truck.promising](https://triangle.truck.promising)

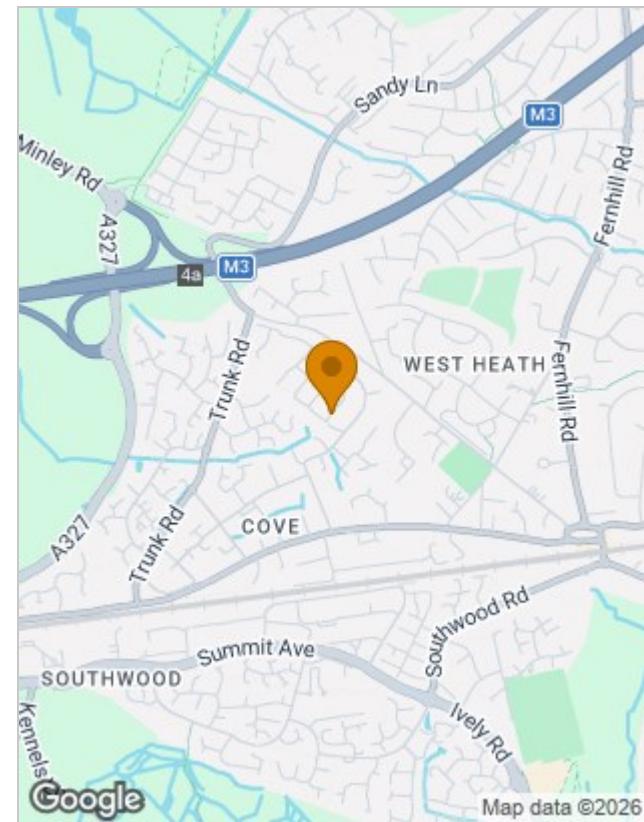




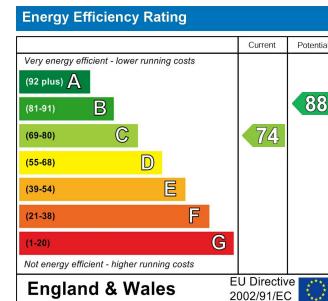
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

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