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Peabody Road | Farnborough

END OF CHAIN. A beautifully presented and substantial three-bedroom character home, offering approximately 1,385 sq. ft.

Three Double Bedrooms | En-suite | Two Reception Rooms | Off Street Parking | Enclosed Rear Garden | Side Gate Access

£525,000 | Freehold

END OF CHAIN. A beautifully presented and substantial three-bedroom character home, offering approximately 1,385 sq. ft. of accommodation arranged over three floors, with two reception rooms, an impressive kitchen/breakfast room, two bathrooms, off-road parking and an attractive private rear garden.

Set behind an attractive red-brick façade and original wood front door, complimented with stained glass, the property combines generous proportions and character features with stylish, individual interiors. The accommodation has been thoughtfully arranged across three floors and provides excellent space for both family life and entertaining.

The ground floor is approached through an attractive entrance with decorative glazing and opens into a welcoming hallway. To the front is a well-proportioned reception room featuring a large bay window, an ornate fireplace and fitted shelving and cabinetry.

A second reception room provides a superb dining or family room and retains further period character, including an impressive feature fireplace. French doors open directly onto the rear garden, while an opening leads through to the kitchen/breakfast room, creating a particularly sociable arrangement.

The 22'4" kitchen/breakfast room is one of the highlights of the house. Extending across the rear, it is fitted with a range of painted cabinetry, timber work surfaces, a Belfast-style sink and space for a range cooker and American-style fridge/freezer. There is direct access to the garden, while a ground-floor cloakroom completes the accommodation on this level.

On the first floor are two bedrooms. The principal bedroom measures approximately 15'0" x 10'2" and is a particularly attractive room with twin front windows and a decorative cast-iron fireplace. The second bedroom sits to the rear, alongside a spacious family bathroom fitted with a freestanding roll-top bath, separate shower enclosure, wash basin and WC.

The second floor provides an excellent further double bedroom measuring approximately 14'9" x 10'6", together with useful eaves storage and its own en-suite shower room. This floor lends itself particularly well to a principal bedroom suite, guest accommodation or a combination of bedroom and home-working space.

Outside, the property benefits from off-road parking to the front, while gated side access leads to the rear.

The rear garden is a particularly appealing feature, offering a good degree of privacy with mature planting and established trees. A generous paved terrace immediately behind the house provides ample room for outdoor dining and entertaining, with the remainder arranged with lawn, planted borders and further seating areas.

Throughout the house there is an abundance of character, including high ceilings, decorative cornicing, ceiling roses, fireplaces, attractive joinery and decorative glazing, complemented by a confident use of colour and contemporary finishes.

Located in South Farnborough set in an ideal location for the commuter with excellent bus routes, rail, road and general transport networks; Farnborough mainline station will take you into London Waterloo in under 40 minutes and there is access to the M3 bringing Farnham, Fleet, Basingstoke and Camberley within easy reach. NO ONWARD CHAIN.

Council Tax Band C - EPC Band C

Approximate Gross Internal Area
Ground Floor = 55.1 sq m / 593 sq ft
First Floor = 42.4 sq m / 456 sq ft
Second Floor = 31.2 sq m / 336 sq ft
Total = 128.7 sq m / 1385 sq ft
(Including Eaves)

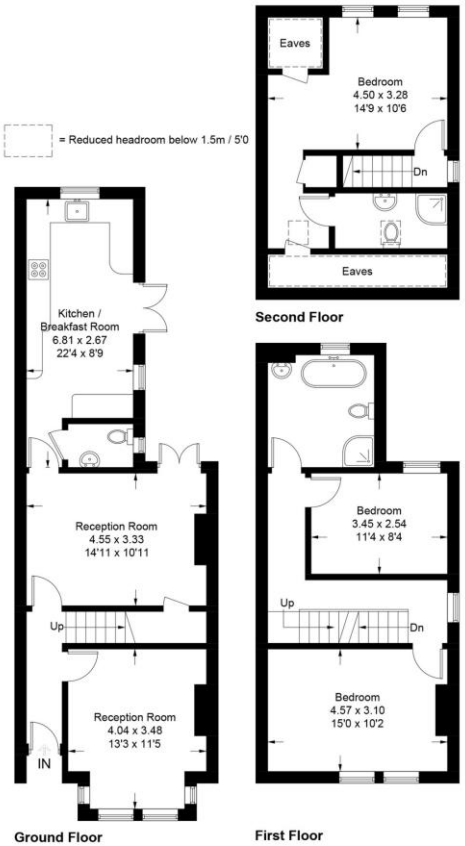

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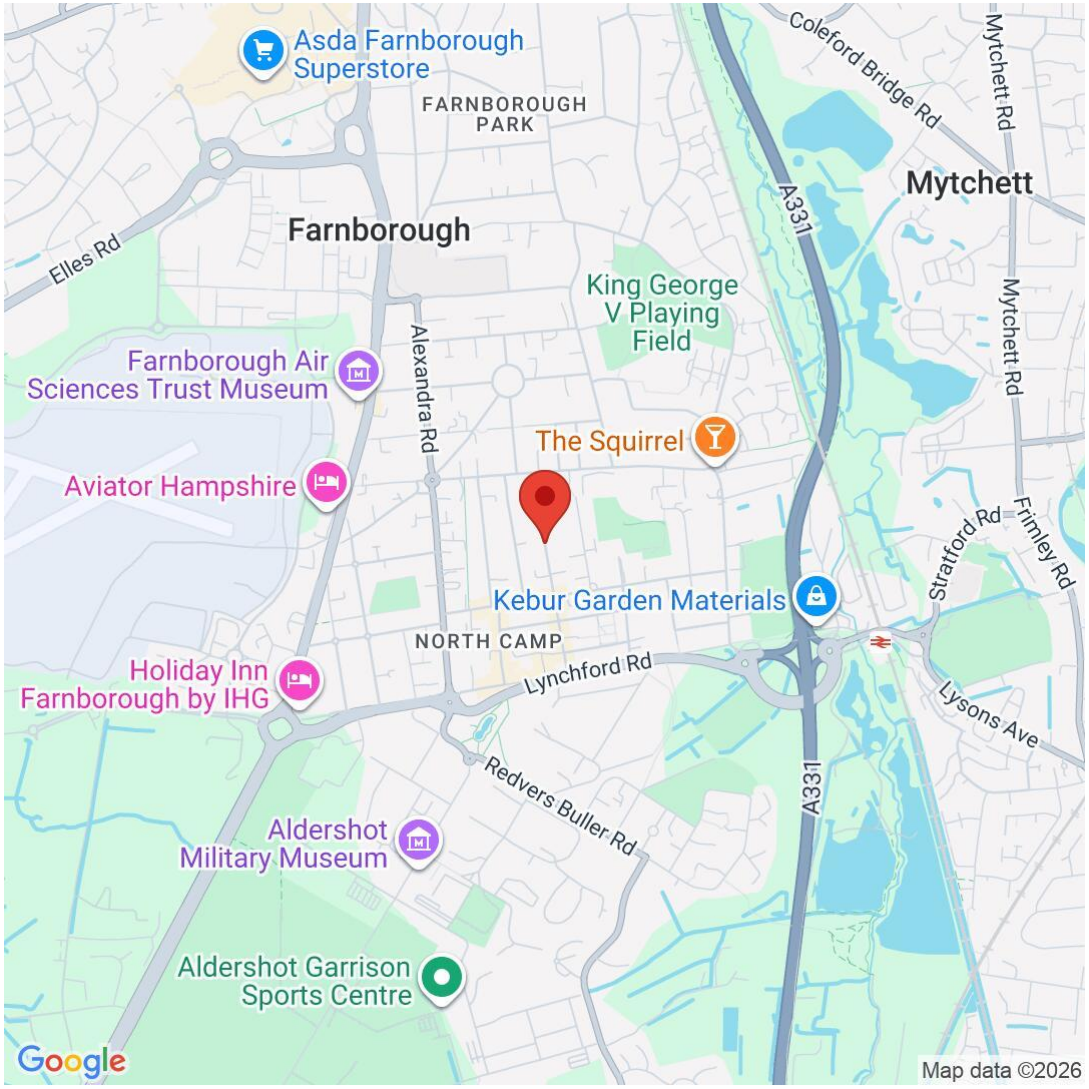
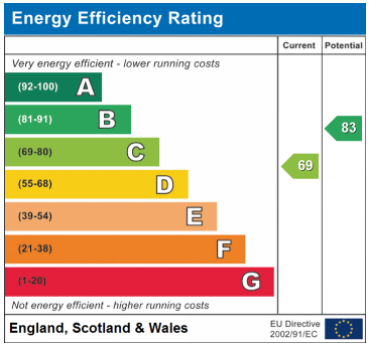
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID794370)





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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.