



Selbon

Simply Different

Canada Avenue, Farnborough,
Hampshire, GU14 0FJ
Offers over £375,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Two Bedroom Semi-Detached House
- Ample Storage Cupboards
- Open Plan Living/Dining Room
- Parking For Two Vehicles
- Still Benefitting From NHBC
- Downstairs Cloakroom
- Kitchen With Fitted Appliances
- Private Garden With Side Access
- EV Charging Point
- Close To Schools And Shops

Selbon Estate Agents are delighted to offer to the market this two double bedroom semi-detached home, located within the popular Southwood Mews development in Farnborough.

The current school catchment for this area currently includes: Southwood Infant School, Guillemont Junior School, Cove Junior School and Cove Secondary School.

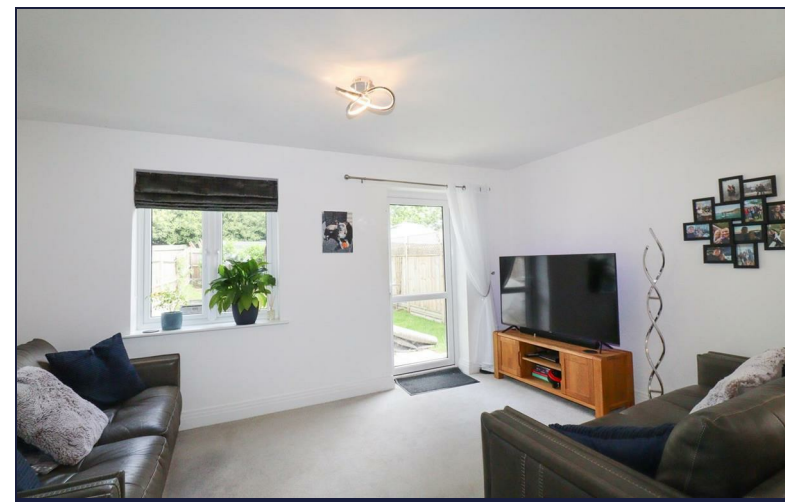
The hallway offers two storage cupboards and access into a downstairs cloakroom with a ceramic wash basin, heated towel rail and W.C. The modern, front aspect kitchen offers a range of base and eye level cupboards, ample work surface and integrated appliances including a fridge-freezer, washer/dryer and a dishwasher. The spacious, dual aspect living/dining room is over 16ft. in length and benefits from a patio door onto the rear garden.

Upstairs there is an additional storage cupboard on the landing, a modern bathroom with W.C., wash basin and a bathtub with a hand shower and glass shower screen. Additionally, there are two double bedrooms (one front aspect, one rear aspect) covering the width of the home. The rear garden is mainly laid to lawn with a patio area, ideal for al fresco dining. The garden can also be accessed via a gate to the front of the home. To the front, there is a driveway for a couple of vehicles.

Other notable features include: gas central heating, an EV charging point and the home still benefits from NHBC warranty.

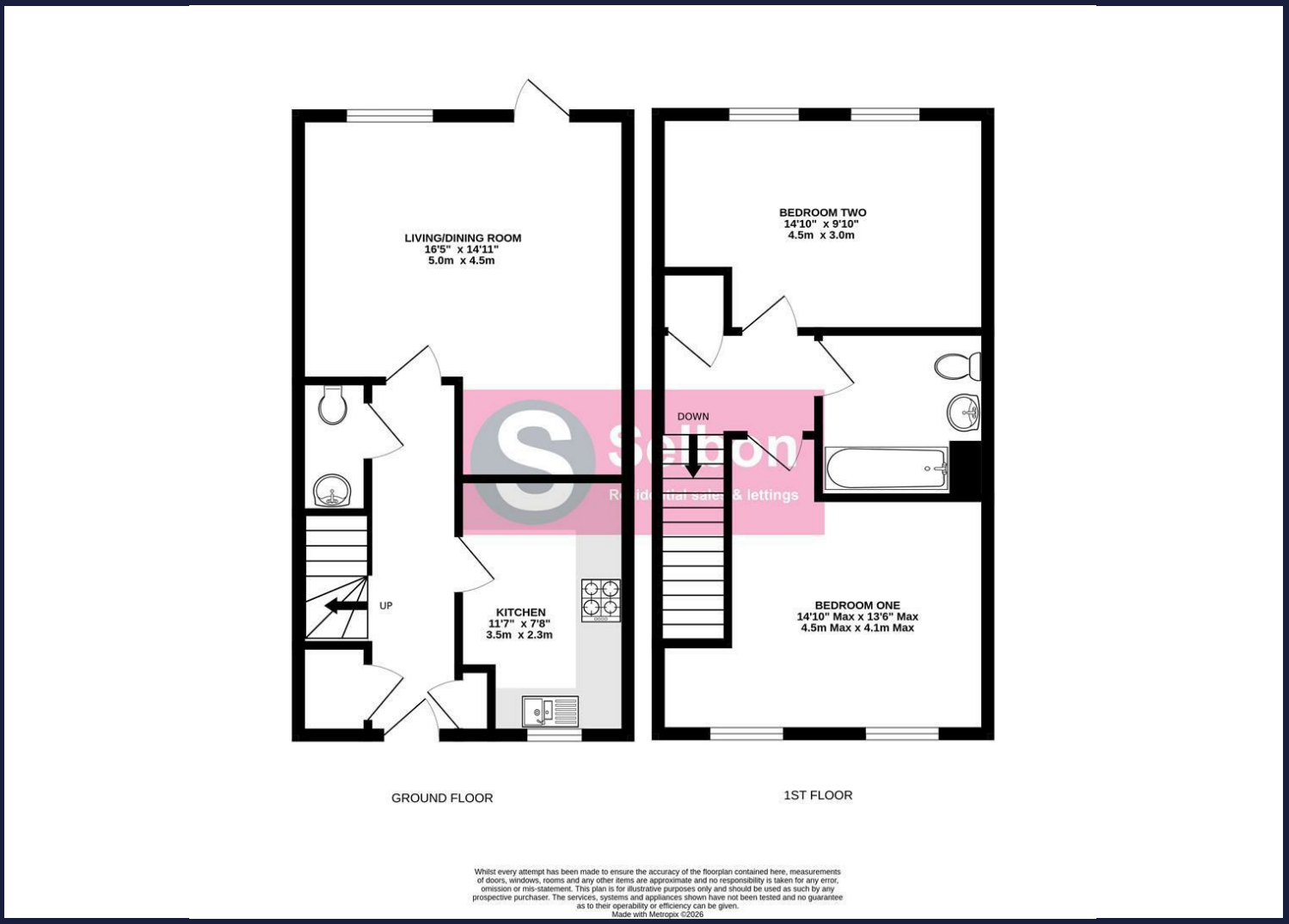
Southwood Mews is nearby a range of amenities including a Morrisons supermarket, several pubs and restaurants, Nuffield Health fitness and well-being gym and Southwood Country Park. Farnborough Town Centre is located approximately 1.7 miles from the home. Here you'll find a retail park, cinema, a range of shops, supermarkets and restaurants, and also Farnborough Main Train Station, popular amongst commuters for its mainline access into London Waterloo in approximately 36 minutes.

We are advised there is an annual development charge of £30 per month. This should be checked by a solicitor.





Floor Plans

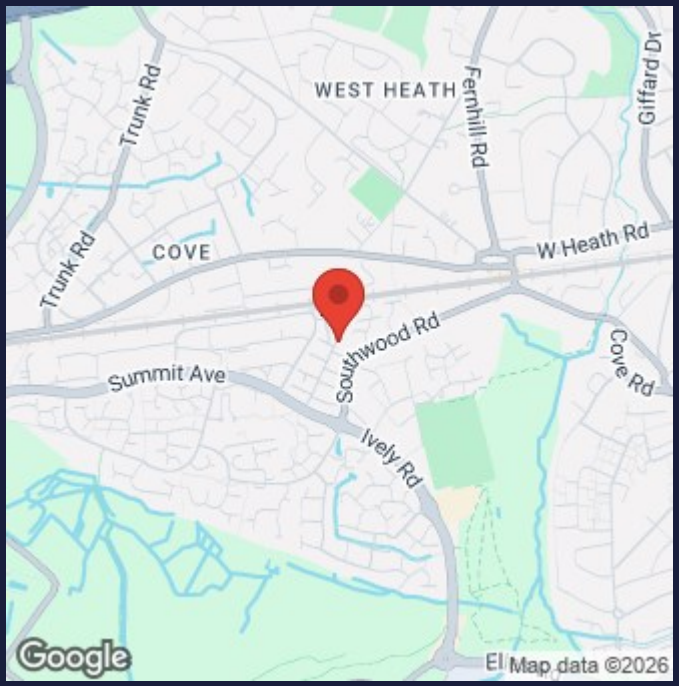


Viewing

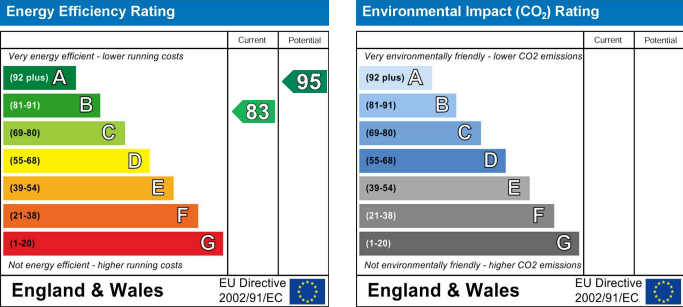
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: C