



Selbon

Simply Different

Gleneagles Drive, Farnborough,
Hampshire, GU14 0PH
Offers in excess of £450,000 Freehold



01252 979300

Selbonproperty.co.uk

- Modern Link Detached Home
- Lounge & Conservatory
- 3 Bedrooms
- Gas Radiator Heating & Replacement Double Glazed Windows
- Single Garage & Driveway
- Entrance Hall
- Refitted Kitchen/Dining Room
- Refitted Shower Room
- Enclosed Westerly Facing Rear Garden
- Property Photos Have Been Subject To AI Enhancement

Selbon Estate Agents are delighted to offer this link detached family home to the market, conveniently located in a cul de sac, on the ever popular Southwood development, in Farnborough.

The property has been thoughtfully and extensively refurbished by the current vendors over the last few years, including new windows and boiler, new kitchen and shower room, internal doors, garage door and some garden fencing.

Offered in excellent order throughout the home offers the opportunity for those seeking an ideal, move in ready family home.

The property is accessed via the driveway with a double glazed front door leading to the entrance hall, with a door leading to the 13ft living room with the stairs leading to the first floor landing with enclosed storage area below with several doors.

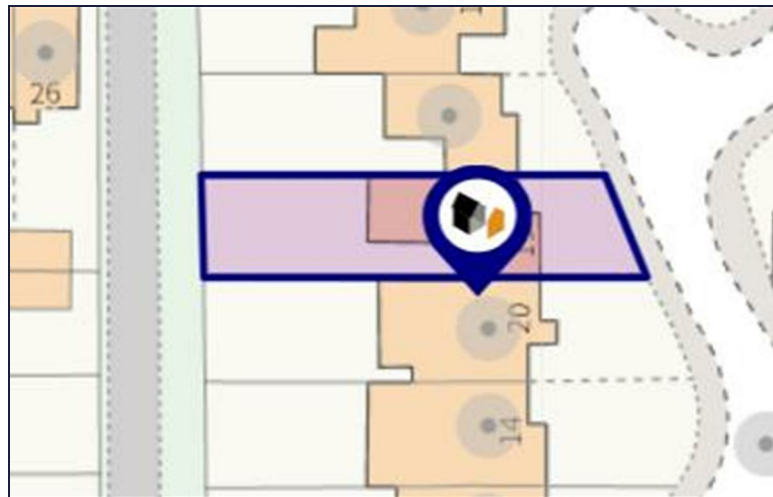
There is open plan access to the 13ft kitchen/dining room which has been refitted to a very high standard with storage units, work surfaces including an island and some integrated appliances including a washing machine, dishwasher, electric oven, induction hob and cooker hood. There is space for a small dining room table and chairs and double glazed door leading to the 14ft Conservatory, which in turn has double glazed sliding patio doors to the rear garden.

The first floor landing has access to the loft, which is part boarded and houses the combination boiler for the hot water and central heating (replaced in last few years) as well as doors leading to the 3 bedrooms and a refitted shower room with a white suite.

The property further benefits from gas central heating, double glazed windows, an open plan front garden, an enclosed westerly facing rear garden, an attached single garage and driveway parking for 2 cars.

Southwood, is a suburb of Farnborough with access to a supermarket, doctors & dentist surgeries, community centre, school, a restaurant & two pubs.

We would highly recommend an early viewing to appreciate the features of this lovely home and to avoid disappointment.





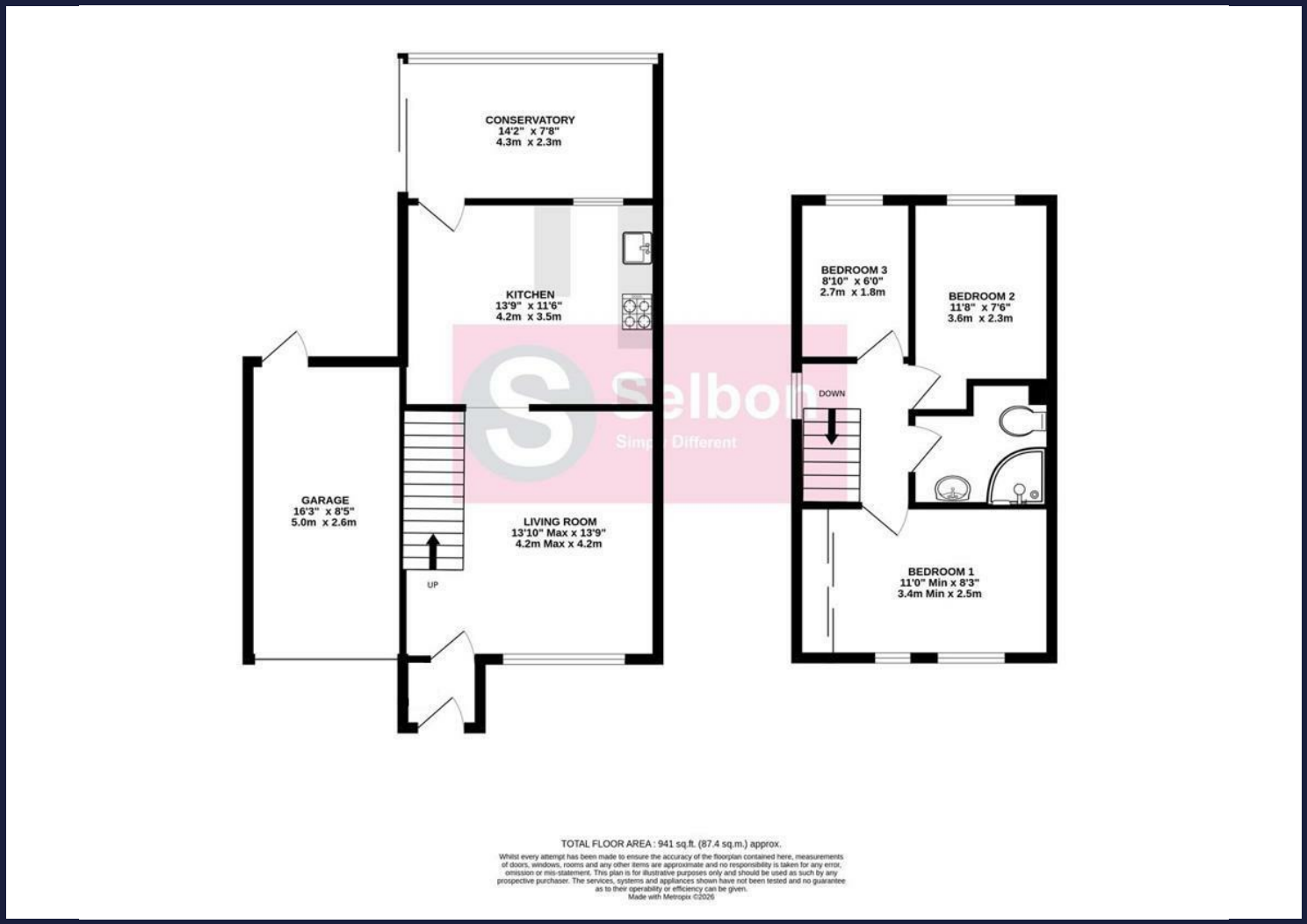








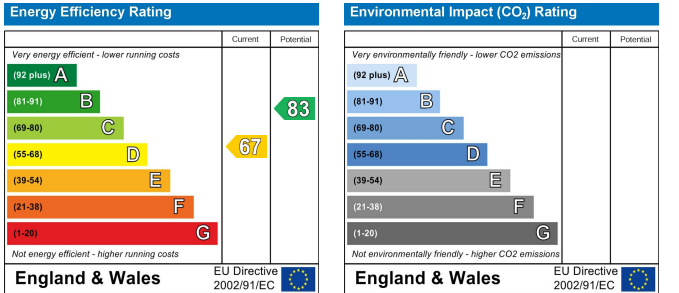
Floor Plans



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

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.

Council Tax Band: D