

Selbon
Simply Different

Ively Road, Farnborough,
Hampshire, GU14 0JP

Guide price £450,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Three Bedroom Family Home
- Spacious Living Room with Bay Window
- Versatile Garden Room/Utility
- Built-In Understairs Storage
- Electric Vehicle Charging Point
- Built-In Storage to Main Bedroom
- Separate Dining Room
- Attractive Wood Panelling to Staircase
- Garage and Off-Street Parking
- Pleasant Outlook Across Open Fields to the Rear







Selbon Estate Agents are delighted to offer to the market this beautifully presented three-bedroom family home, situated in a convenient residential location in Farnborough, benefiting from off-street parking, a garage, electric vehicle charging point and views across open fields to the rear.

The accommodation begins with a welcoming entrance hallway featuring attractive wood panelling along the staircase and cleverly designed built-in understairs storage. The spacious living room enjoys a front-facing bay window, stylish herringbone flooring and a feature fireplace, creating a comfortable space for everyday living and entertaining.

To the rear, the separate kitchen is fitted with contemporary units, wood-effect work surfaces and integrated cooking appliances. The adjoining dining room provides a dedicated space for family meals, whilst the versatile garden room/utility offers additional accommodation overlooking the garden.

The first floor comprises three bedrooms, including two well-proportioned doubles and a third bedroom ideal as a nursery, children's bedroom or home office. Attractive decorative panelling adds character, whilst a family bathroom and separate WC complete the accommodation.

Externally, the property benefits from off-street parking, an electric vehicle charging point and a garage. The attractive rear garden features a lawn, established planting and patio and decked seating areas, ideal for outdoor entertaining. Beyond the garden, the property enjoys a pleasant outlook across open fields, providing a wonderful sense of openness.

Ively Road is conveniently positioned for Farnborough town centre, offering a variety of shops, restaurants and leisure facilities. Farnborough Main railway station provides regular services into London Waterloo, whilst the nearby A331 and M3 offer excellent road connections. The area is also well served by local schools and green spaces, making this an appealing location for families and commuters alike.
















CORNWALL













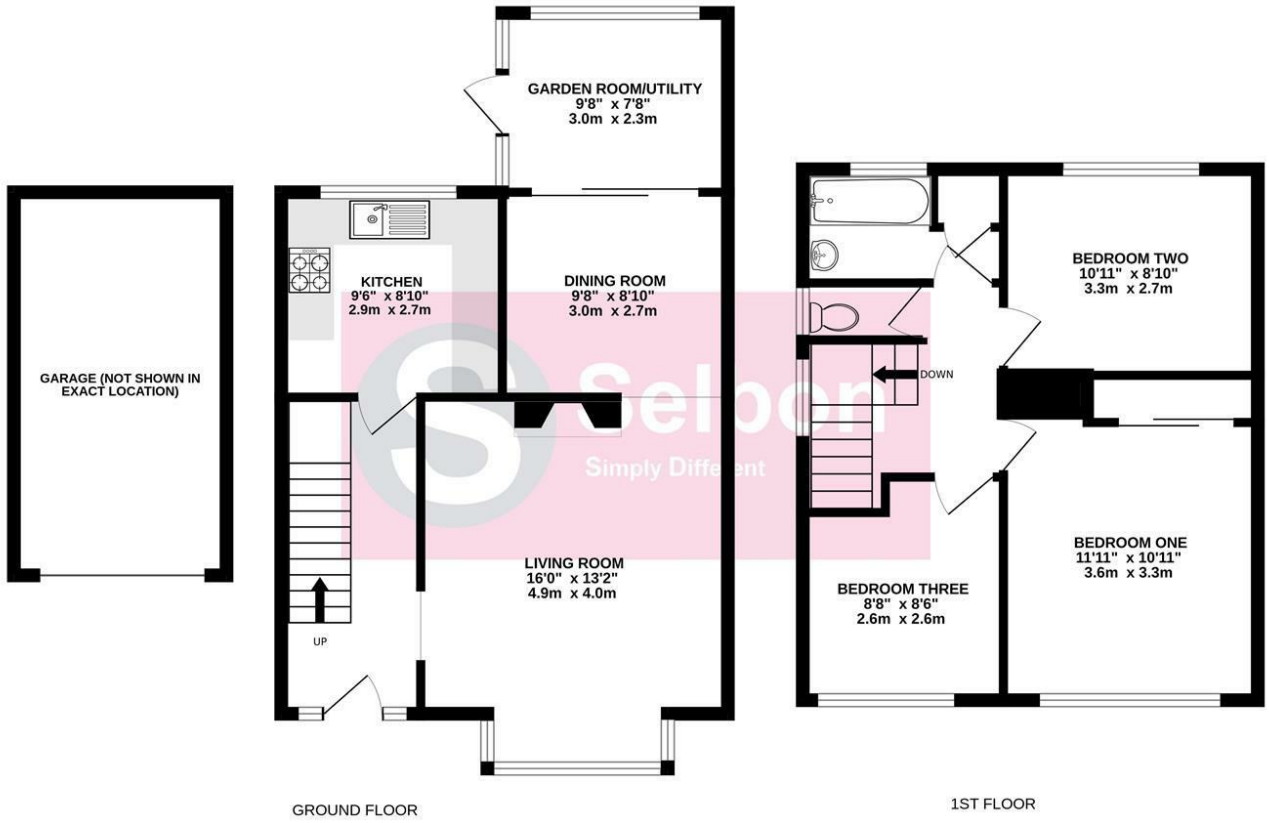

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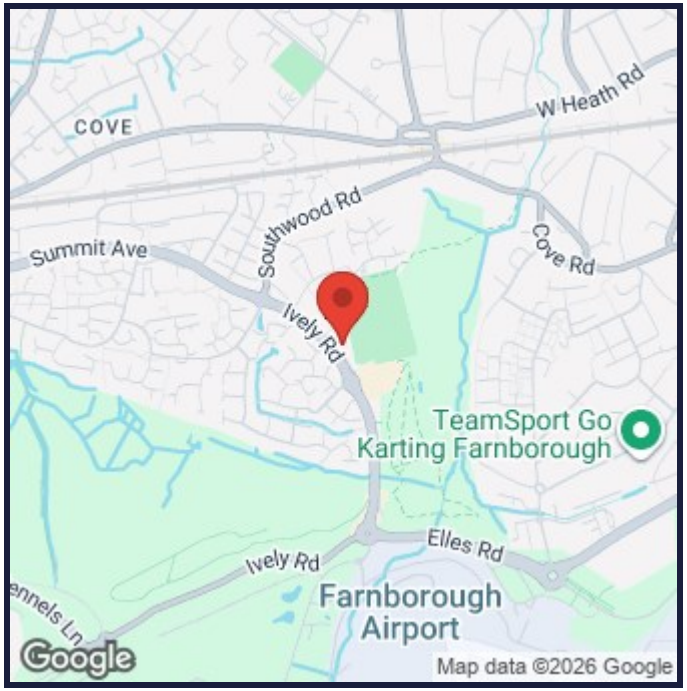


Floor Plans

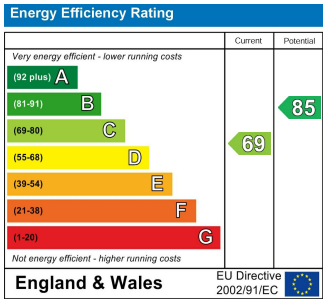


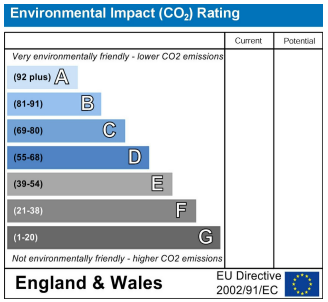
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Council Tax Band: D

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