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Independent estate agents

Ashdown Avenue | Farnborough

A three-bedroom family home offering well-proportioned accommodation, driveway parking, an integral garage and an enclosed rear garden, situated in a popular residential location

Semi Detached | Three Bedrooms | Enclosed Rear Garden | Garage | Off Street Parking | No Onward Chain

Offers in excess of £375,000 | Freehold

A three-bedroom family home offering well-proportioned accommodation, driveway parking, an integral garage and an enclosed rear garden, situated in a popular residential location within Farnborough. The ground floor accommodation comprises an entrance hall, a fitted kitchen positioned to the front of the property and a generous open-plan living/dining room to the rear. This main reception space is a particular feature of the home, extending across the back of the property and enjoying a bright outlook over the garden, with sliding doors opening directly onto the patio. The kitchen is fitted with a range of matching eye and base level units, work surfaces, tiled splashbacks and space for appliances. While the property would now benefit from some modernisation, it offers an excellent opportunity for a buyer to improve and personalise the home to their own taste. To the first



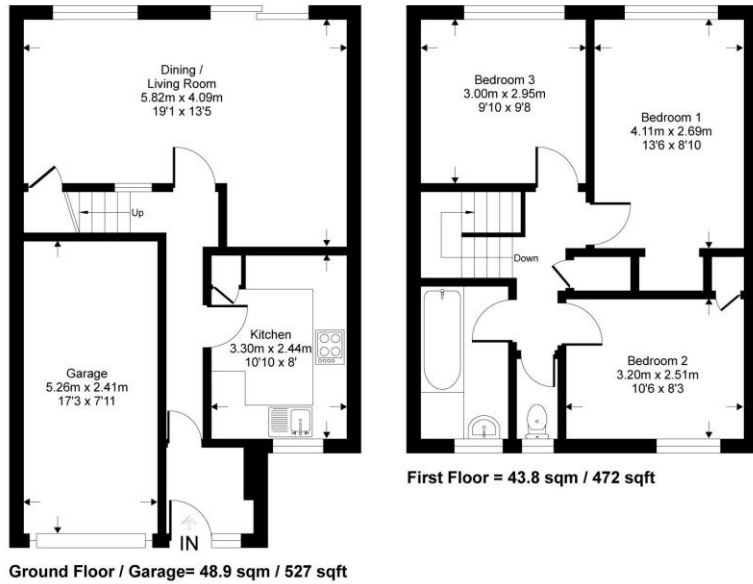
floor there are three bedrooms and a family bathroom. Bedroom one is positioned to the rear, with two further bedrooms also providing flexible space for family use, guests, a nursery or home office. The bathroom is fitted with a bath, wash hand basin and WC. Outside, the property benefits from driveway parking to the front and an integral garage, offering useful storage or potential for conversion, subject to the usual consents. To the rear is an enclosed garden with a paved patio area leading onto a lawn, bordered by fencing and mature planting, creating a practical outside space for families and entertaining. The location offers access to nearby schools, supporting day-to-day family needs. Farnborough benefits from a range of local amenities, including shops and cafés in the town centre. King George V Playing fields are a stones throw away, as well as Farnborough Abbey. Public transport links are a key feature of the area. Farnborough mainline station provides regular services to London Waterloo, typically in around 35–40 minutes, as well as connections to Woking, Basingstoke and other regional destinations. Road links via the A331 and M3 give further access to surrounding towns and employment centres. No onward chain. EPC Band: TBC Council Tax Band: D





Ashdown Avenue

Approximate Gross Internal Area = 80.9 sq m / 871 sq ft
Approximate Garage Internal Area = 11.8 sq m / 128 sq ft
Approximate Total Internal Area = 92.7 sq m / 999 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Osbornes Estate Agents

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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.

