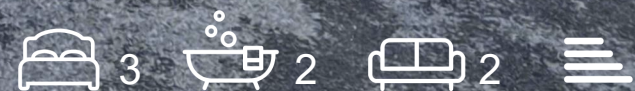




7 The Topiary, Farnborough, GU14 0RA

Guide price £450,000









# 7 The Topiary

Farnborough, GU14 0RA

- Three bedroom family home in a quiet Southwood cul-de-sac
- Spacious kitchen/breakfast room leads into a beautiful conservatory/dining area with direct access to the rear garden
- Modern family bathroom
- Driveway parking
- Bright living room with a pleasant outlook to the front
- Three well-proportioned bedrooms with good natural light
- Private rear garden with door to garage
- Convenient location close to shops, woodland walks and major transport links

A well-presented three bedroom family home positioned in a quiet residential cul-de-sac on the popular Southwood development. Offering balanced living space, a private garden and convenient access to local amenities, the property suits buyers seeking a practical and comfortable home in a well-connected location.

The ground floor features a bright living room with a pleasant outlook to the front, leading through to a spacious kitchen/breakfast room with open plan conservatory arranged for everyday family life. The layout provides clear zones for cooking, dining and entertaining, with direct access to the rear garden creating an easy indoor-outdoor flow.

Upstairs, three bedrooms are served by a modern family bathroom. Each room offers good natural light and flexibility for family use, guests or home working. The home is neutrally finished throughout, providing a clean and welcoming backdrop ready for personal touches.

Outside, the rear garden offers a private, low-maintenance space with lawn and patio areas ideal for outdoor dining or relaxation. Driveway parking and a garage finishes of the front beautifully.

The Topiary is well placed for Southwood's local shops, woodland walks and community facilities, while Farnborough town centre, major road links and mainline rail services are all within easy reach.  
A practical and well-located home offering comfort, convenience and a peaceful setting.

Guide price £450,000



## Entrance Porch

**Living Room** 19'3x14'10 (5.87mx4.52m)

**Kitchen/Breakfast Room** 14'10x9'5 (4.52mx2.87m)

**Conservatory/Diner** 14'10x9'1 (4.52mx2.77m)

## Downstairs WC

## First Floor

**Bedroom One** 13'x 8'1 (3.96mx 2.46m)

**Bedroom Two** 10'7x8'1 (3.23mx2.46m)

**Bedroom Three** 9'5x6'9 (2.87mx2.06m)

## Bathroom

## Garage

## Outside

The rear garden offers a smart, low-maintenance outdoor space designed for both relaxation and play. A combination of artificial lawn and paved patio creates clear zones for seating, dining and family use, while raised beds and greenery add softness and privacy. The garden enjoys good natural light and a peaceful feel — ideal for unwinding or entertaining.





## Directions

Try "WHAT3WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; [///achieving.shield.raves](http://achieving.shield.raves)

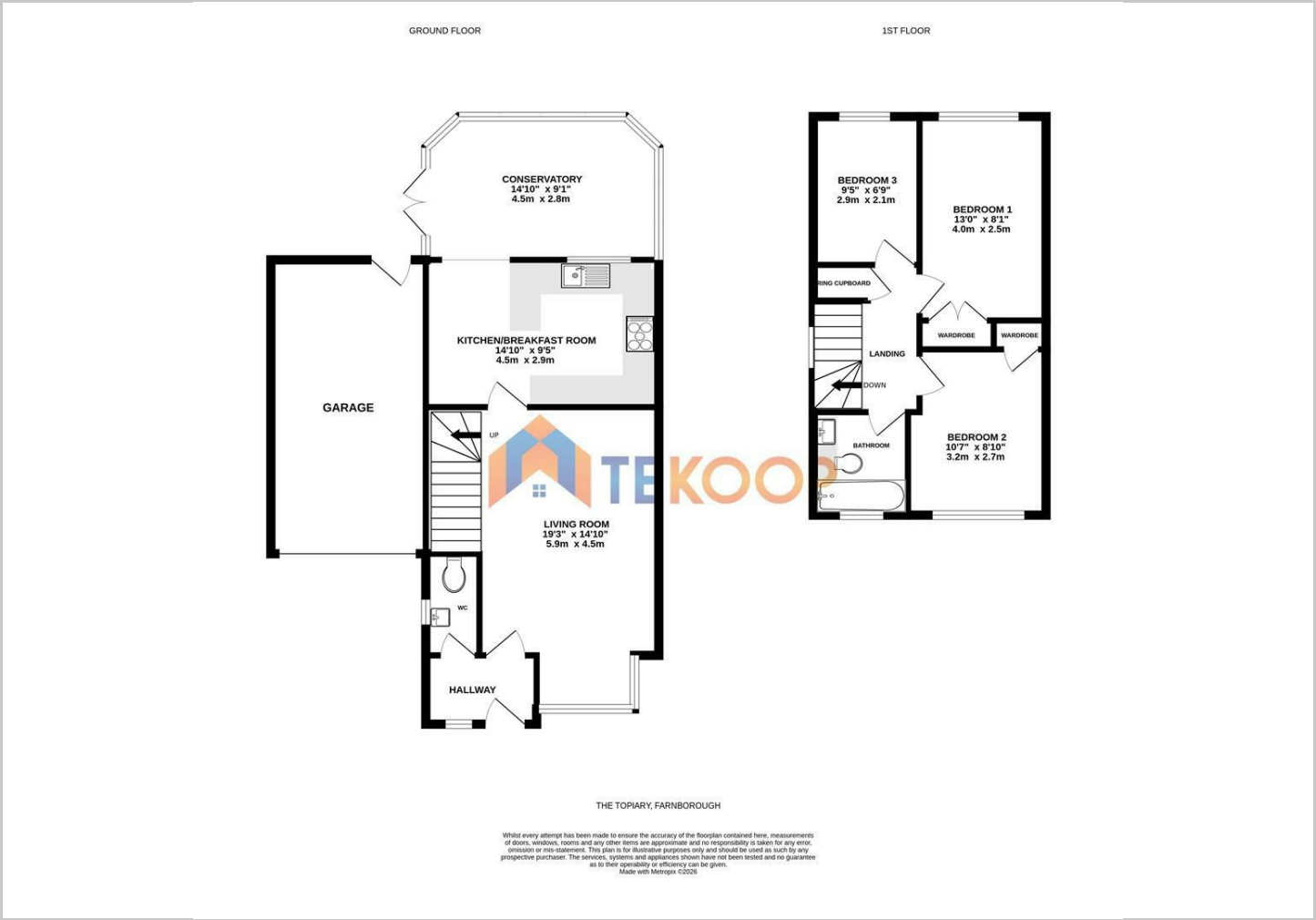








Floor Plans



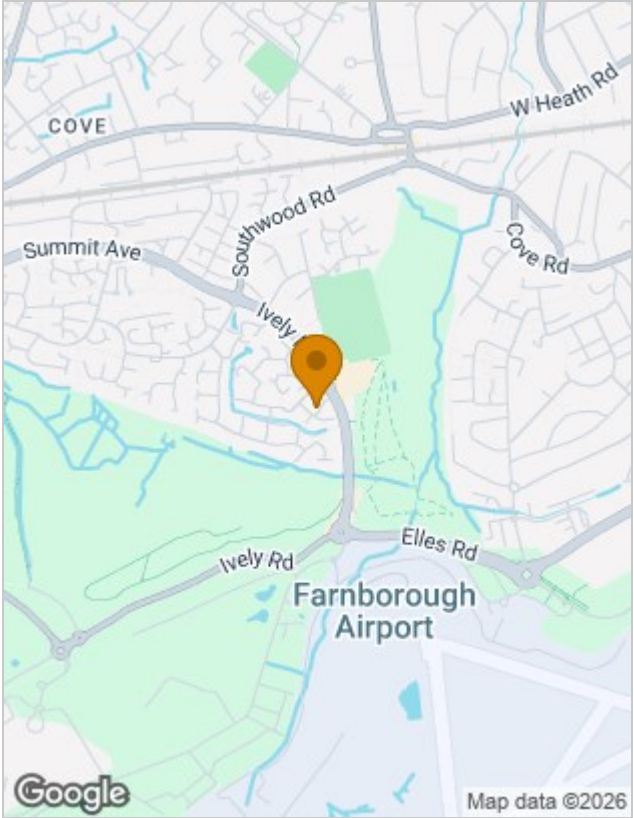
Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

