



9 The Topiary, Farnborough, GU14 0RA

Guide price £350,000



9 The Topiary

Farnborough, GU14 0RA

- Two bedroom middle terrace home in a quiet cul-de-sac, being sold with no onward chain
- Spacious living and dining area opening into the conservatory
- Conservatory providing additional year-round living space
- Garage providing secure parking or storage
- Tastefully decorated throughout with a bright, modern interior
- Modern kitchen and convenient downstairs cloakroom
- Private, low-maintenance rear garden with patio and astro-style lawn
- Well-located for local amenities, schools and major transport links

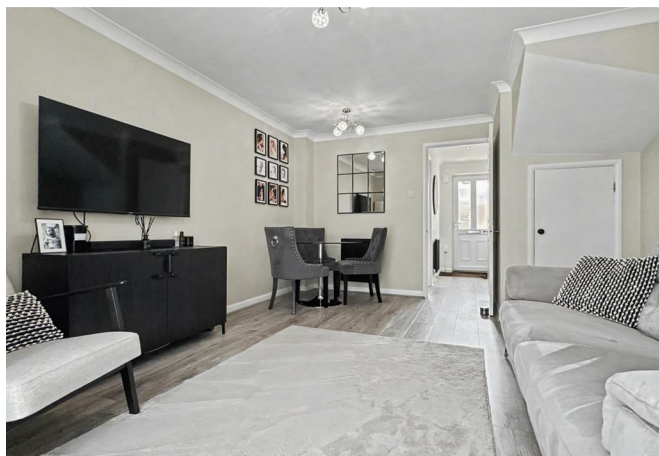
NO ONWARD CHAIN A beautifully presented two bedroom terrace home set within a quiet residential cul-de-sac, offering a contemporary interior, a private rear garden, a conservatory, downstairs cloakroom and a garage.

This stylish home has been tastefully decorated throughout, creating a bright and welcoming space ideal for first-time buyers, downsizers or those seeking a low-maintenance home in a well-connected location. The ground floor features a modern kitchen, a generous living and dining area and a conservatory that extends the living space and opens directly onto the garden. A downstairs cloakroom adds everyday convenience.

Upstairs, there are two well-proportioned bedrooms and a refreshed family bathroom, all presented in excellent decorative order. The private rear garden offers a peaceful setting with a low-maintenance layout, perfect for relaxing or entertaining. The property also benefits from a garage, providing secure parking or additional storage.

Located in a popular Farnborough setting, The Topiary offers easy access to local amenities, well-regarded schools, green spaces and major transport links including the M3 and Farnborough Main station.

A beautifully finished home that is ready to move into. Early viewing is strongly recommended to appreciate the quality and setting on offer.



Guide price £350,000



Entrance Hall

Lounge Diner

14'2x12'3 (4.32mx3.73m)

Kitchen

9'2x5'8 (2.79mx1.73m)

Conservatory

10'6x9 (3.20mx2.74m)

Downstairs W/C

First Floor

Bedroom One

12'3x8'4 (3.73mx2.54m)

Bedroom Two

10'x7'8 (3.05mx2.34m)

Bathroom

Garage

Outside

A smart, low-maintenance garden featuring a paved patio, artificial lawn and decorative stone borders. Fully enclosed with modern fencing, it offers a private and easy-care space ideal for relaxing or entertaining.



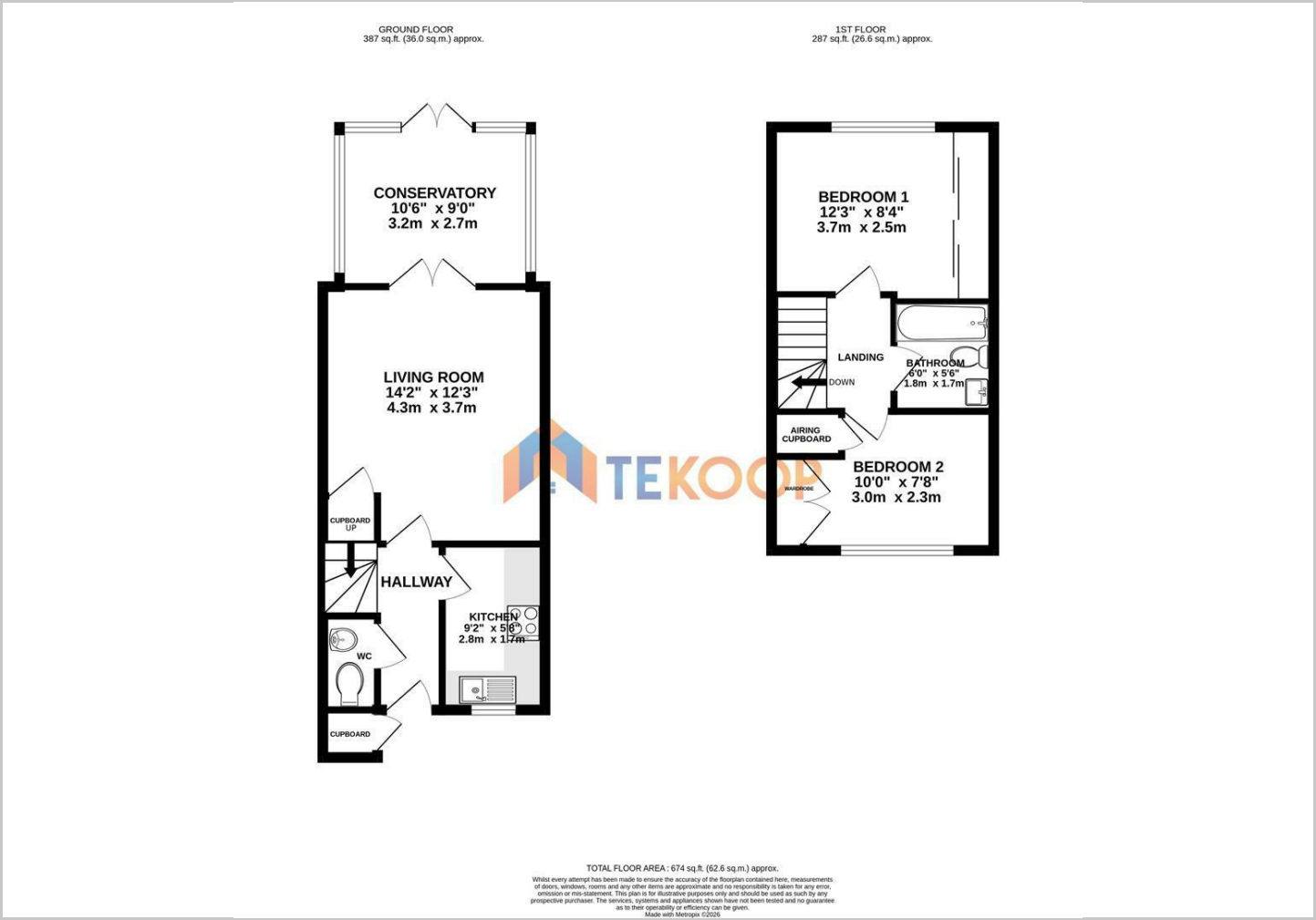
Directions

Try "WHAT THREE WORDS" 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; [///smart.stars.gains](https://www.what3words.com/)

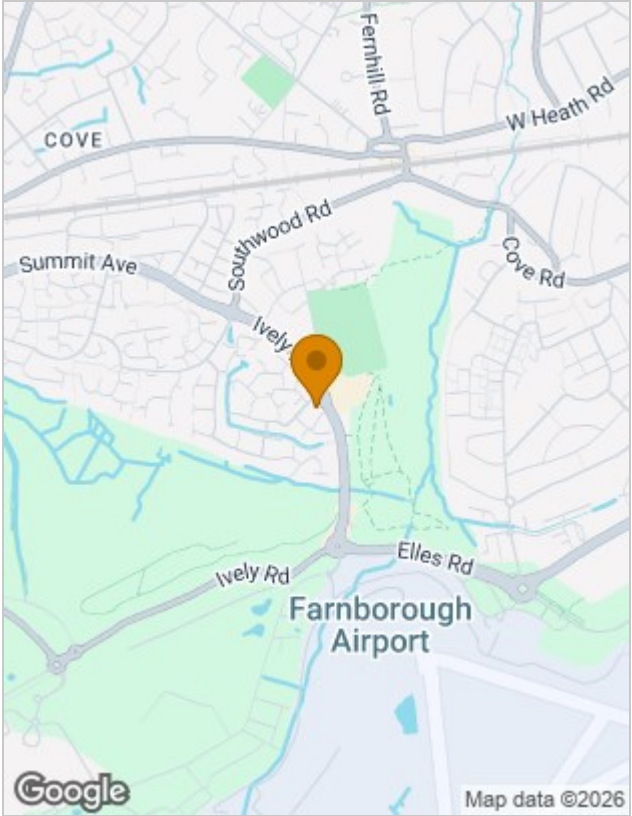




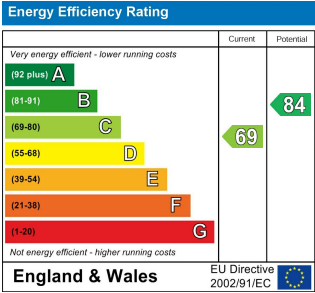
Floor Plans



Location Map



Energy Performance Graph



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.