



**Selbon**

Residential sales & lettings

Maskell Way, Farnborough,  
Hampshire, GU14 0PU

Guide price £450,000 Freehold



Selbonproperty.co.uk

- Three Bedroom Link-Detached Home
- Kitchen With Open Plan Access To Dining Room
- En-Suite Shower Room To The Principal Bedroom
- Garage With Rear Access From The Garden
- Close To A Supermarket, Schools, Public Houses And Restaurants
- Downstairs Cloakroom
- Generous Front Aspect Living Room
- Driveway Parking For A Couple Of Vehicles
- UPVC Double Glazing And Gas Central Heating
- Southwood Country Park Nearby

Selbon Estate Agents are delighted to offer to the market this three bedroom link-detached home, situated on the popular Southwood development in Farnborough.

The current school catchment areas include: Southwood Infant School, Guillemont Junior School and Cove School. For the commuter Farnborough mainline train station is over two miles distant and a wealth of local amenities are within easy reach.

On entering the property you are welcomed into a porch with access to a downstairs cloakroom, leading through into a spacious front aspect living room with stairs to the first floor. This leads through to a open plan kitchen/dining room suite with integrated appliances including a sink, oven, hob with overhead extractor fan and a dishwasher. The kitchen/dining room gives access to the rear garden via patio doors. This area is mainly laid to lawn with a property surrounding patio.

To the first floor there is a family bathroom suite, airing cupboard and three bedrooms, with the principal bedroom benefitting from an en-suite shower room.

The property also benefits from a garage with rear access and driveway parking to the front.

Resident of Farnborough can enjoy a cinema, sports centre, Military museum, a boating lake at Hawley woods, or take a step outside the town to the beautiful Hampshire countryside via the Basingstoke Canal to the south. Farnborough also benefits from two M3 junctions and three train stations (Farnborough Main, Farnborough North, North Camp) making for an ideal family and commuter spot. Farnborough Main train station is popular amongst commuters dues to it's mainline access into London Waterloo in approximately 36 Minutes.

Other notable features include: double glazing and gas central heating.

In Southwood itself, there is a supermarket, a range of public houses and restaurants and the popular Southwood Country Park.

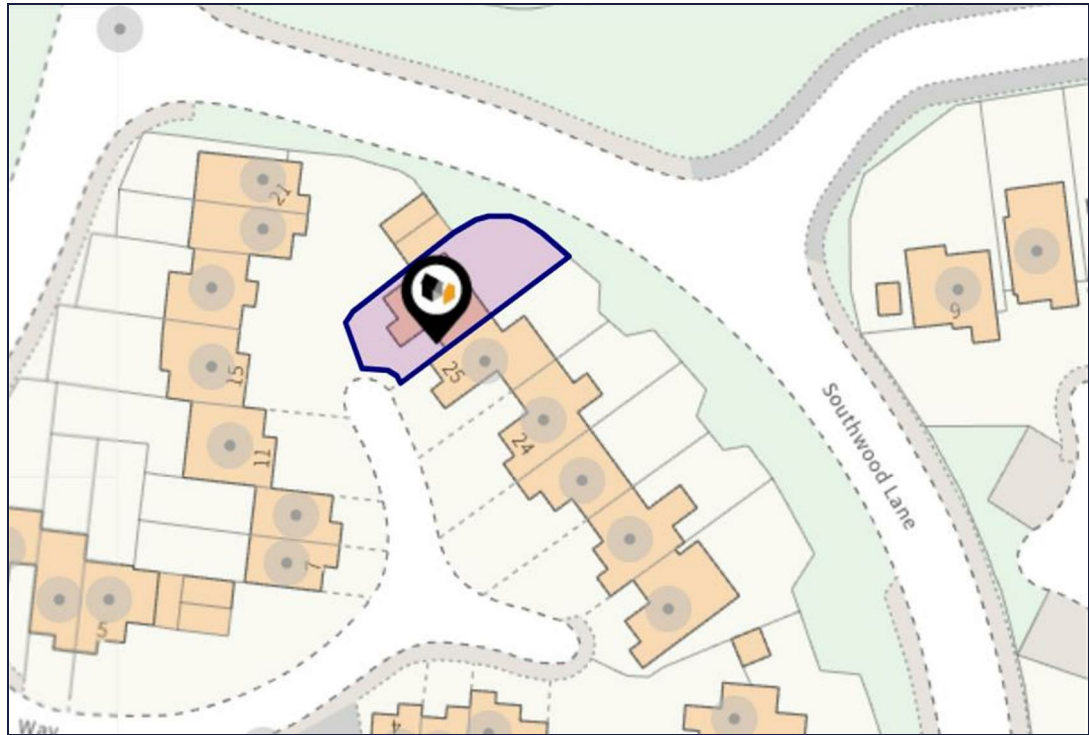
We would highly recommend an early viewing to fully appreciate the features of this lovely home and to avoid disappointment.









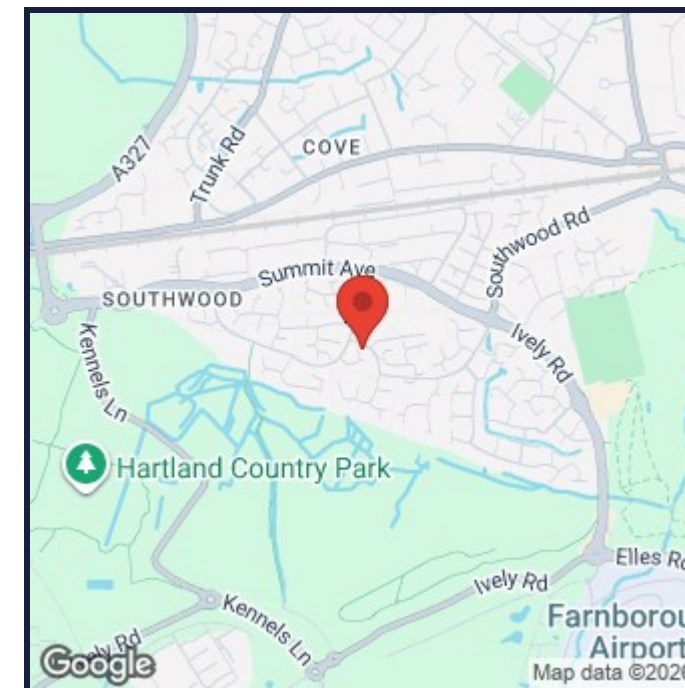




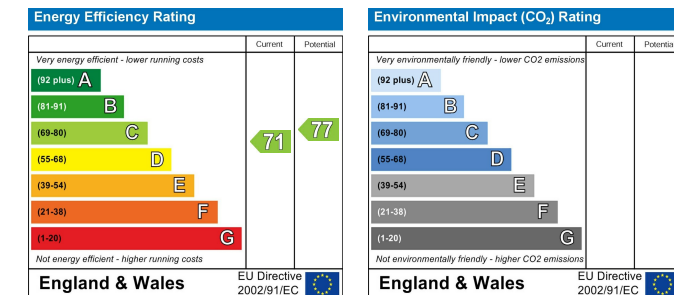
## Floor Plans



## Area Map



## Energy Performance Graph



## Viewing

For further information on this property or to arrange a viewing please contact Farnborough on

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

**Selbon Property Services Ltd**

Registered Office, GU51 2UZ

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: Email: mark@selbonproperty.co.uk