



- Victorian Detached Family Home
- Seven/Eight Bedrooms
- Re-Fitted Kitchen & Wet Rooms
- Garage And Driveway Parking
- Located Within The Highly Desirable Farnborough Park
- Mature Plot Approaching 1/4 of an Acre
- Four Generous Reception Rooms
- 100ft. Westerly Facing Garden
- Ideal As A Residential Home Or HMO
- No Onward Chain

Selbon Estate Agents are delighted to welcome to the market this impressive seven/eight bedroom detached family home, occupying a plot approaching 1/4 of an acre and located within the highly desirable Farnborough Park area.

To the front the home offers an in-and-out driveway for multiple vehicles, with the driveway stretching down the side of the property to meet the garage.

The ground floor accommodation includes; two front facing bay fronted reception rooms, one of which leads through into the recently modernised kitchen, a dining room, 16ft. conservatory, as well as a additional reception room, ideal for a downstairs bedroom due to its en-suite shower room. The four piece bathroom suite comprises; with roll top bath, W.C., hand wash basin and shower cubicle.

The re-fitted kitchen boasts eye and base level cupboard and drawer units under a Quartz work surface with inset sink with mixer tap. Built-in appliances include; double oven, gas hob with extractor over and central island. There is also a utility room with storage cupboard, space for utilities and a sink with mixer tap.

The first floor can be accessed by two separate staircases and offers seven bedrooms, all of which are double bedrooms. There are also two washrooms (one shower room, one bathroom) finished to the same high standard as the rest of this impressive home.

The westerly facing rear garden is over 100ft. in length by 50ft. in width and is mainly laid to lawn, an ideal space for hosting family and friends.

The current school catchment in this area includes: North Farnborough Infant School, South Farnborough Junior School and The Wavell School.

Farnborough Main Train Station is just 0.5 miles away, ideally for anyone looking for mainline access into London Waterloo in approximately 36 minutes. The town centre is also nearby and offers a range of supermarkets, a retail park, cinema, shops and restaurants.

This home is offered to the market with no onward chain complications.



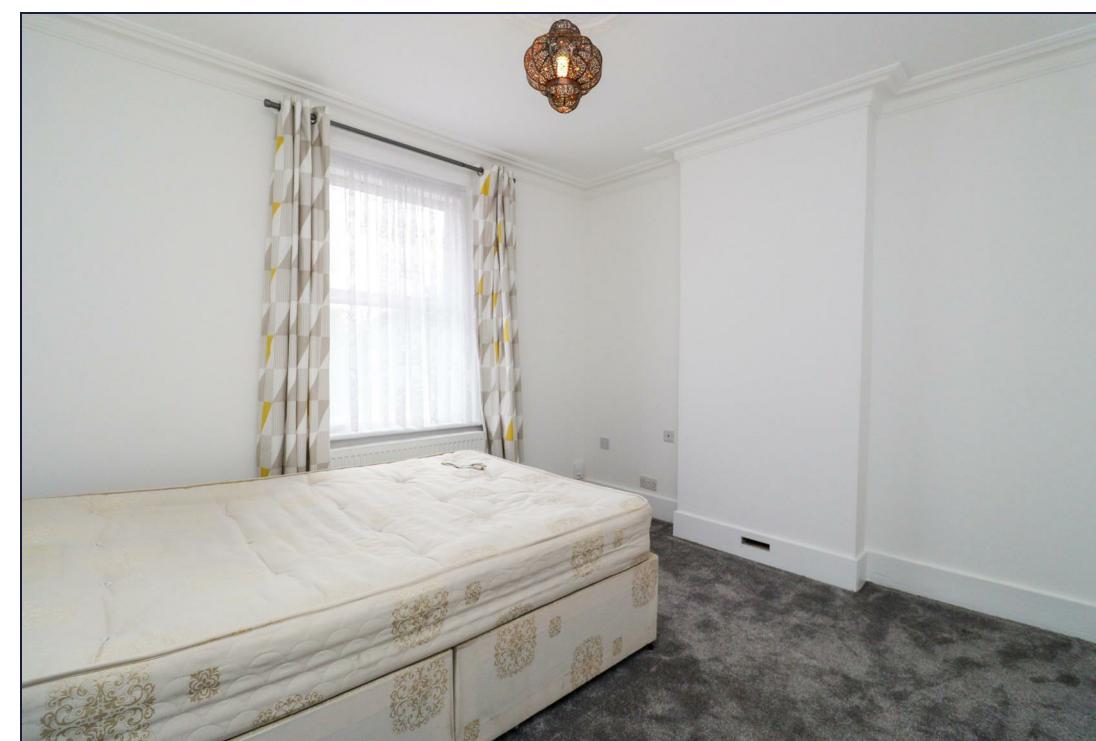
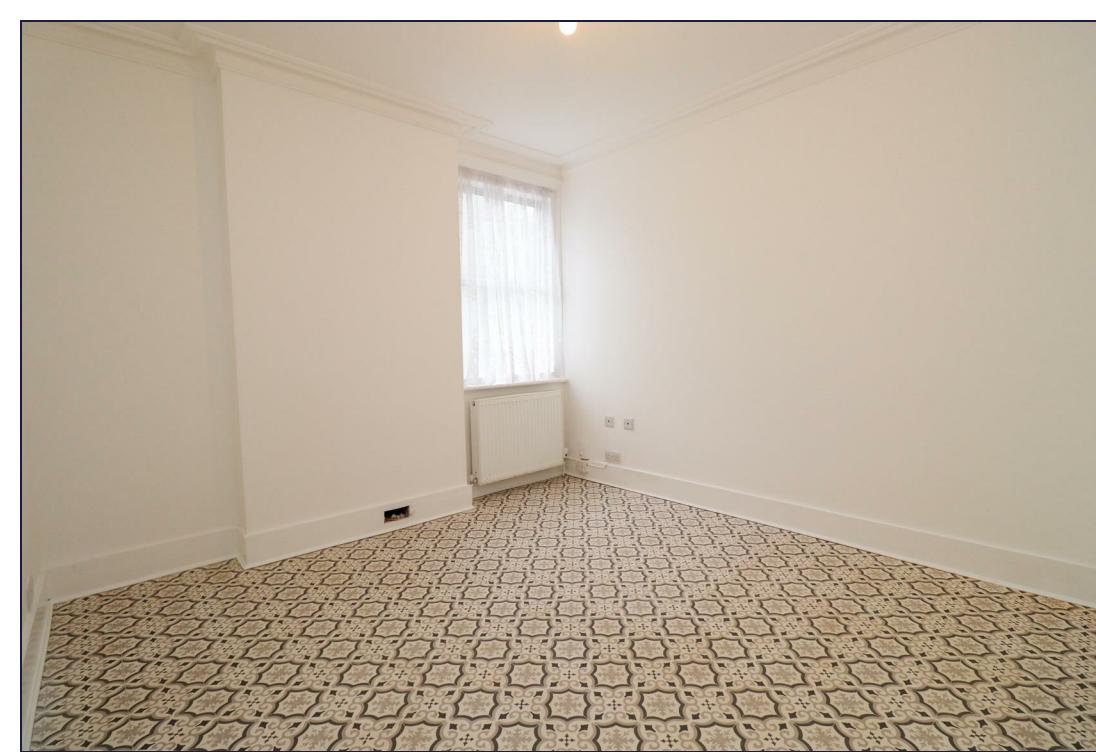








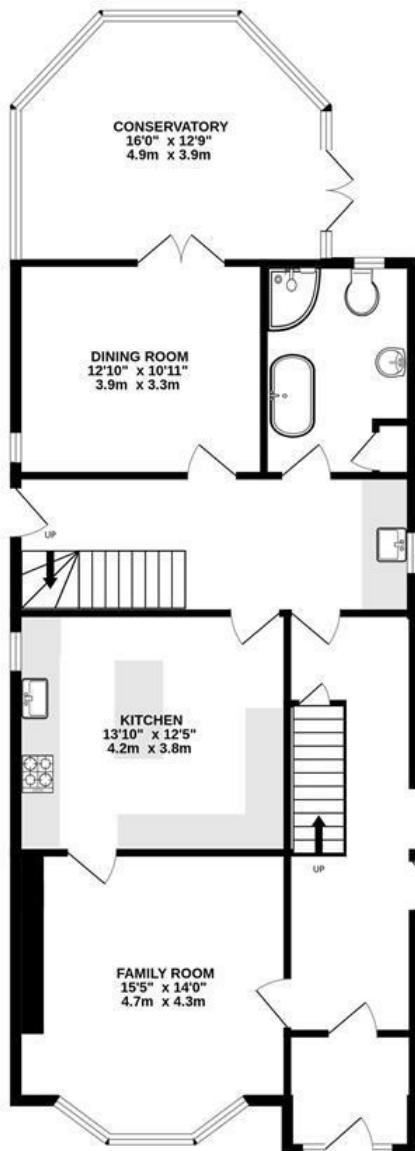








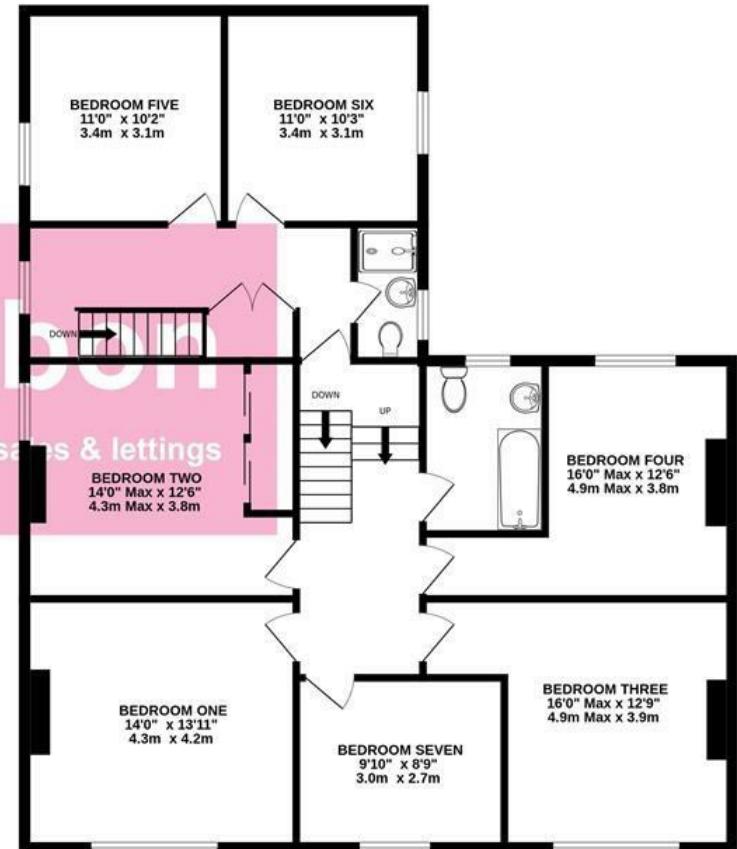




GROUND FLOOR



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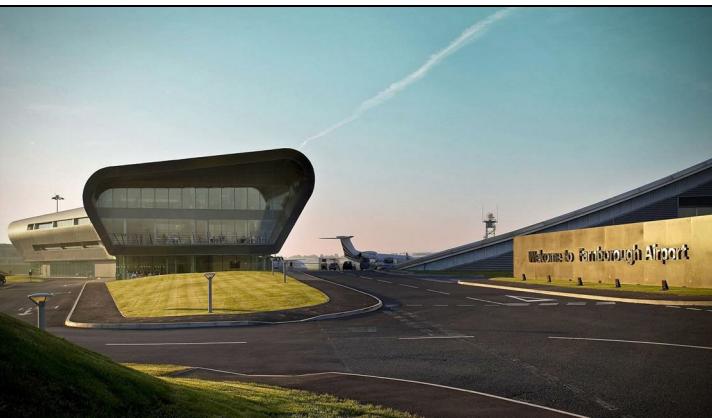
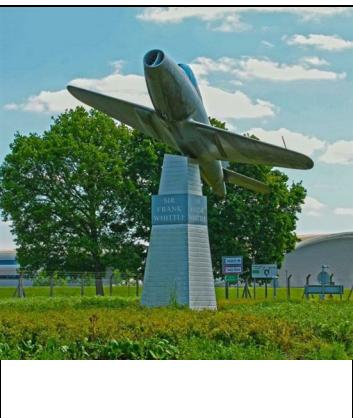
1ST FLOOR

TOTAL FLOOR AREA : 3024sq.ft. (280.9 sq.m.) approx.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: G

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