



**Selbon**

Simply Different

Yeomans Close, Farnborough,  
Hampshire, GU14 8PJ  
Offers over £375,000 Freehold

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[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Two bedroom semi-detached bungalow
- Very well presented throughout
- Kitchen/breakfast room with garden access
- Versatile second bedroom/home office
- Detached garage
- Sought-after West Heath location
- Spacious and bright living room
- Recently refitted modern shower room
- Extensive driveway parking for multiple vehicles
- Landscaped rear garden with pergola-covered entertaining area

Selbon Estate Agents are delighted to present to the market this very well presented two bedroom semi-detached bungalow, conveniently located within the sought-after West Heath area. Having been modernised and well maintained by the current owners, the property offers bright and spacious accommodation throughout, alongside excellent driveway parking, a garage and a beautifully landscaped rear garden ideal for entertaining.

The accommodation is accessed via a welcoming entrance hallway which provides access to all principal rooms. To the front of the property is a generous main bedroom with fitted storage potential and a pleasant outlook, whilst the second bedroom offers excellent versatility and could also be utilised as a dining room, guest room or home office depending on requirements.

The spacious living room is a real feature of the home, enjoying excellent natural light and providing ample space for both living and dining furniture, creating a comfortable and sociable environment. The kitchen/breakfast room has been fitted with a range of eye and base level units with work surfaces over, offering plenty of storage and preparation space, whilst also providing room for a breakfast table and direct access to the garden.

A particular highlight of the property is the recently refitted shower room, finished to a high standard with a modern suite comprising a walk-in shower, vanity storage and contemporary tiling.

The front of the property offers a substantial driveway providing ample off-road parking, in addition to a detached garage. The rear garden is mainly laid to lawn with fenced boundaries, whilst to the rear there is a superb pergola-covered seating area which creates an outstanding outdoor entertaining space ideal for relaxing or hosting during the warmer months.

The property is conveniently positioned for local shops, amenities and bus routes, whilst also offering easy access to Farnborough town centre, Farnborough mainline station, the A331 and M3.





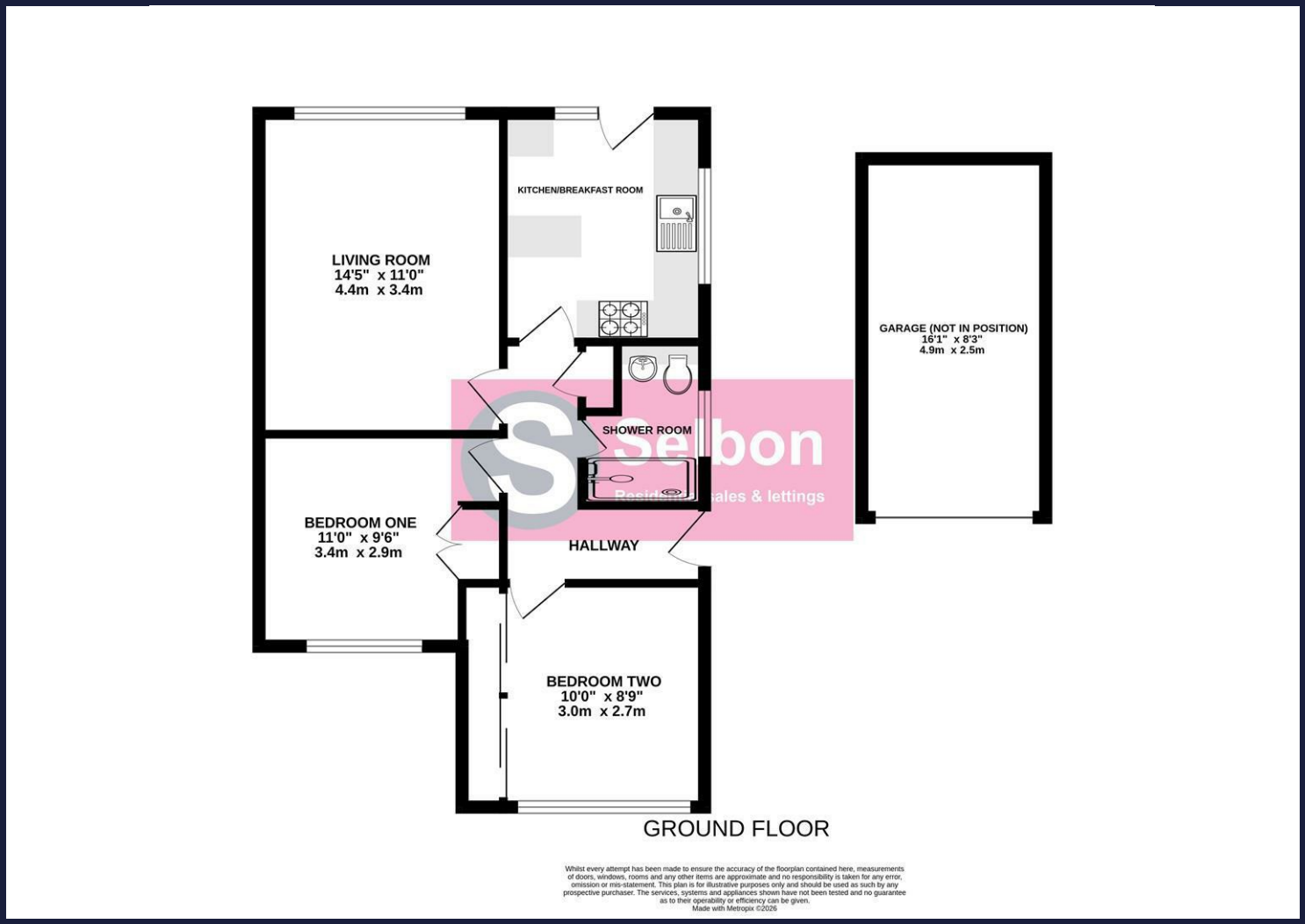




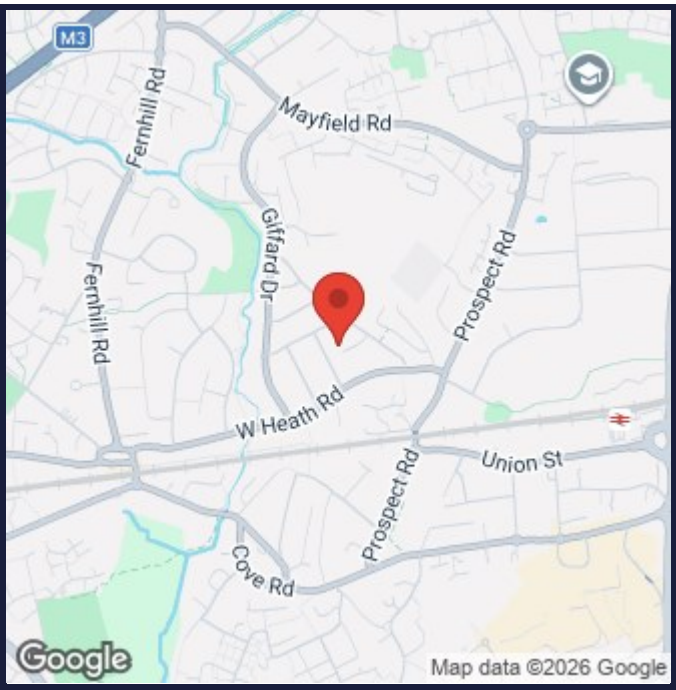




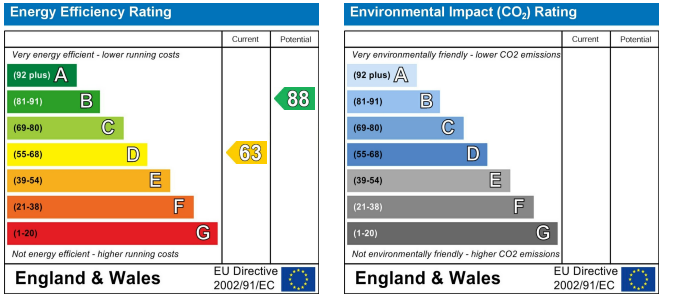
Floor Plans



Area Map



Energy Performance Graph



Viewing

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

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Council Tax Band: D