



Selbon
Residential sales & lettings

Rydal Close, Farnborough,
Hampshire, GU14 0JX
Offers over £350,000 Freehold

 3  1  1  D

Selbonproperty.co.uk

- Three Bedroom Family Home
- Modern Kitchen Suite With Integrated Appliances
- South-West Facing Rear Garden
- Gas Central Heating And UPVC Double Glazing
- Southwood Country Park Nearby
- Downstairs Cloakroom
- Spacious Living/Dining Room
- Garage In A Block
- Close To Schools, Supermarket And Restaurants
- Ideal First Time Purchase Or Buy-To-Let

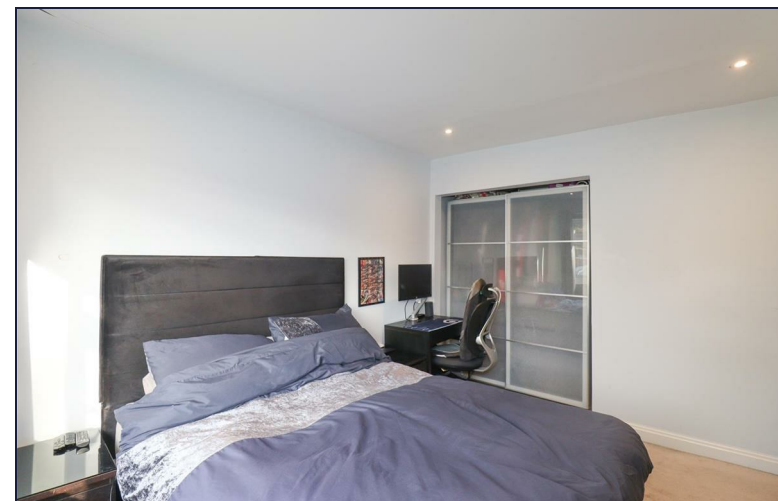
Selbon Estate Agents are delighted to welcome to the market this three bedroom family home, situated on the popular Cornflowers development in Farnborough.

The current school catchments include: Southwood Infant School, Guillemont Junior School, Cove Junior School and Cove Secondary School.

Stepping inside, you'll find yourself in a spacious hallway, which makes for an ideal study area. The hallway also gives access to the living room, stairs to the first floor and a cloakroom with a WC, washbasin and front aspect window. The generous living room is over 17 feet in length, giving the ideal space for dining as well, with French doors access into the rear garden, whilst also leading into the modern front aspect kitchen which includes a range of base level and wall mounted storage cupboards and integrated appliances including a microwave, induction four burner hob with extractor fan, oven and grill combination oven, stainless steel sink with drainer, whilst leaving additional appliance space.

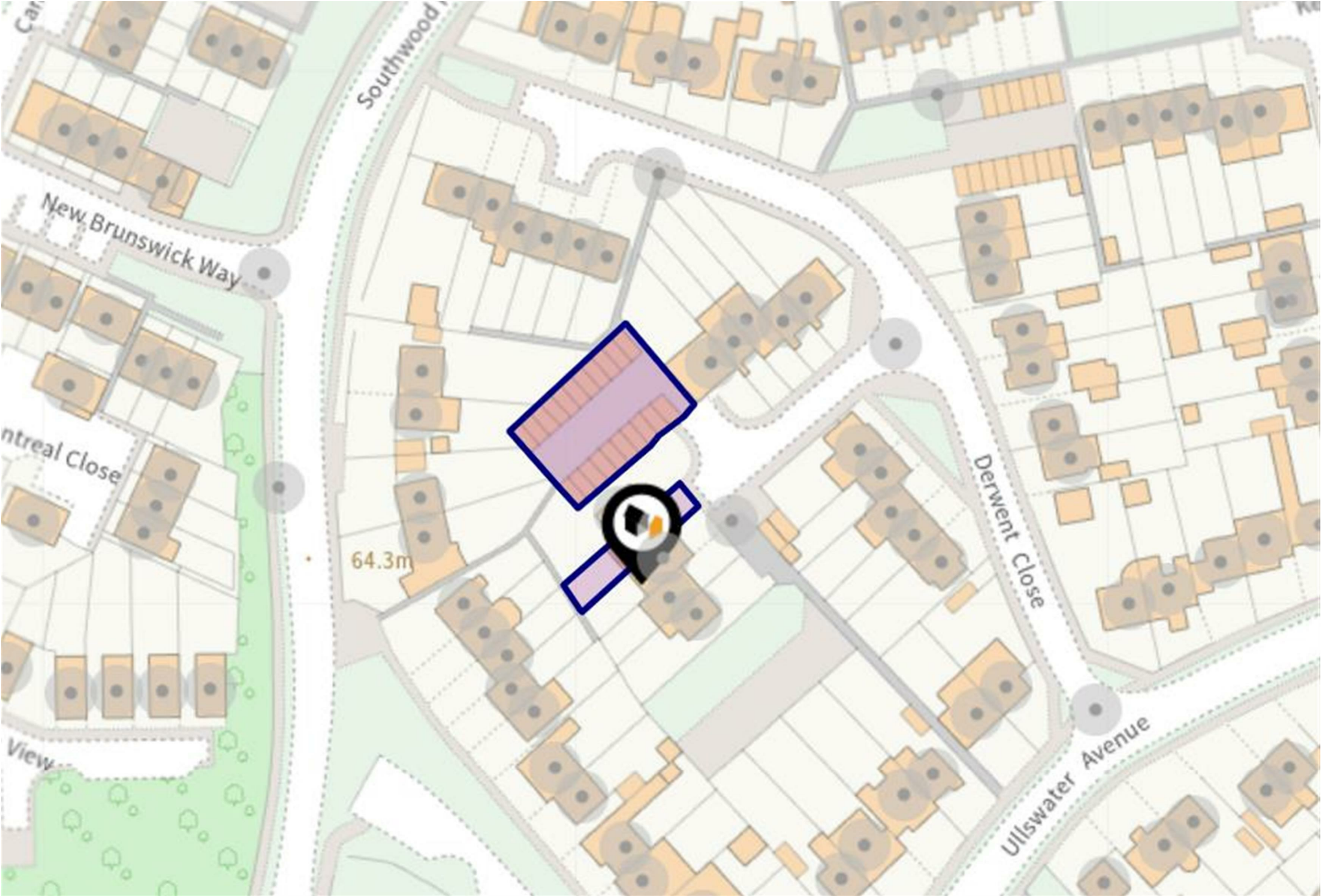
Stepping upstairs, the landing offers three additional storage cupboards, and gives access to three great sized bedrooms and a tiled bathroom suite with bathtub, hand shower, WC and wash basin.

The south west facing rear garden offers a patio area, ideal for al fresco dining, with a sleeper separating the lawn stretching to the end of the garden. The front of the property is brick paved and the current owners currently use this area as parking for two vehicles. Please Note: There is not currently a dropped curb to this area, therefore this is not official parking and an application to the council would be required to drop the curb. The property also benefits from a garage located in a nearby block.



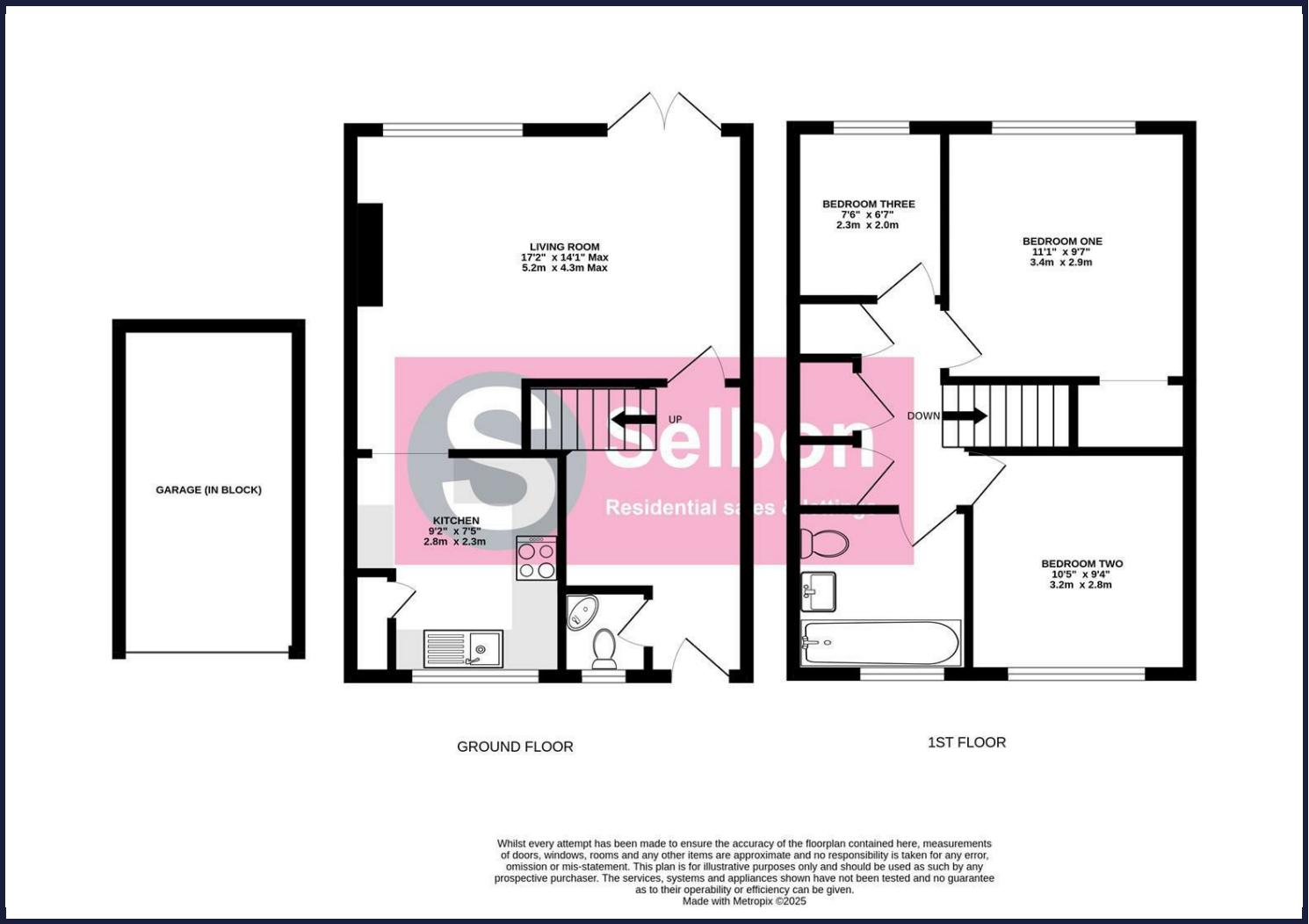




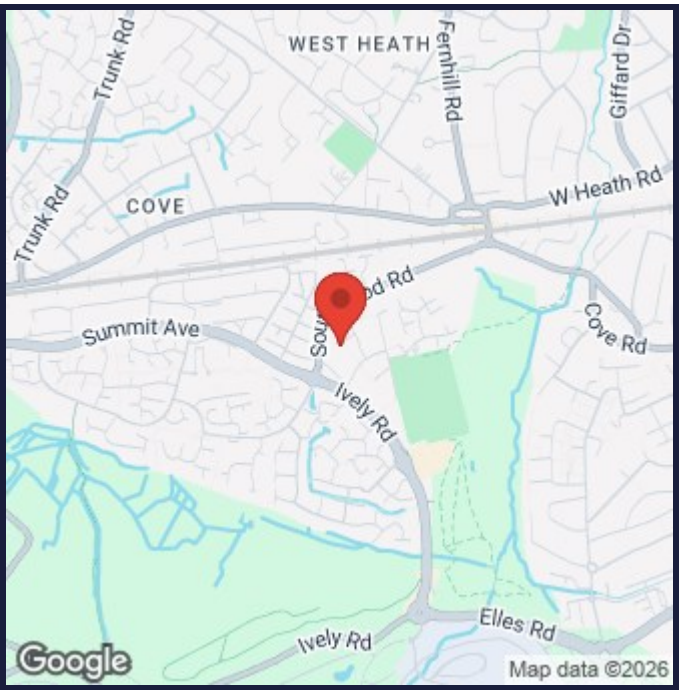




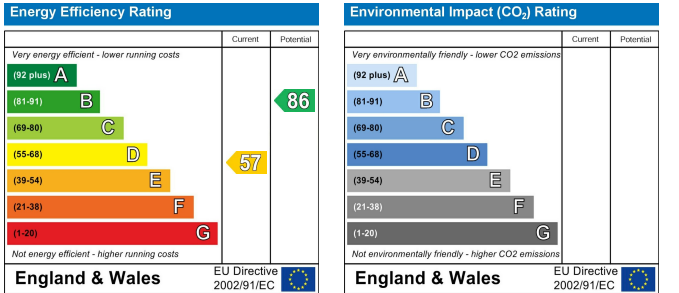
Floor Plans



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: C

Selbon Property Services Ltd
Registered Office, GU51 2UZ

Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: Email: mark@selbonproperty.co.uk