



**Selbon**

Simply Different

Conway Drive, Farnborough,  
Hampshire, GU14 9RF  
Guide price £460,000 Freehold

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[Selbonproperty.co.uk](https://www.selbonproperty.co.uk)



- Double Fronted Home
- Three Bedrooms
- Seperate Dining Room
- Off-Street Parking
- Close to Local Amenities
- Semi-Detached
- Living Room with Log Burner
- South West Rear Garden
- Potential to Extend (STPP)
- Under 2 Miles Distant to Farnborough Train Station

Selbon Estate Agents are delighted to offer to the market this charming semi-detached, double fronted home, occupying a generous plot and offering excellent potential to extend, subject to the usual planning permissions.

The ground floor accommodation comprises a welcoming entrance hall leading to a cosy dual-aspect living room, complete with a dual fuel, open fire — perfect for relaxing evenings. There is also a separate dining room, ideal for entertaining family and friends, along with a kitchen which overlooks the rear garden, providing a pleasant outlook. Leading out is a utility area and outbuilding which has scope for future improvement.

Upstairs, the property offers three well-proportioned bedrooms, two of which are generous doubles benefiting from built-in storage, providing practical and convenient space. The third bedroom is also a comfortable size, ideal for use as a child's room, guest bedroom or home office. All bedrooms are served by a family bathroom, creating a well-balanced layout perfectly suited to growing families, first-time buyers, or those looking to personalise and modernise to their own taste.

Externally, the home is approached via a driveway providing off-street parking for multiple vehicles. A side gate leads to the south-westerly facing rear garden, which is mainly laid to lawn and benefits from two patio areas — ideal for outdoor dining, summer gatherings, and enjoying the sun throughout the day.

The property is ideally located with convenient access to a range of local amenities, including well-regarded schools and shops. Farnborough Airport, the mainline station with direct links to London, the town centre, and the M3 and A331 are all easily accessible, making it well suited for commuters.

We are advised that in 2003 the property suffered from subsidence which has all been rectified and documents can be provided.

An early viewing is highly recommended to appreciate the space and potential this fantastic home has to offer.







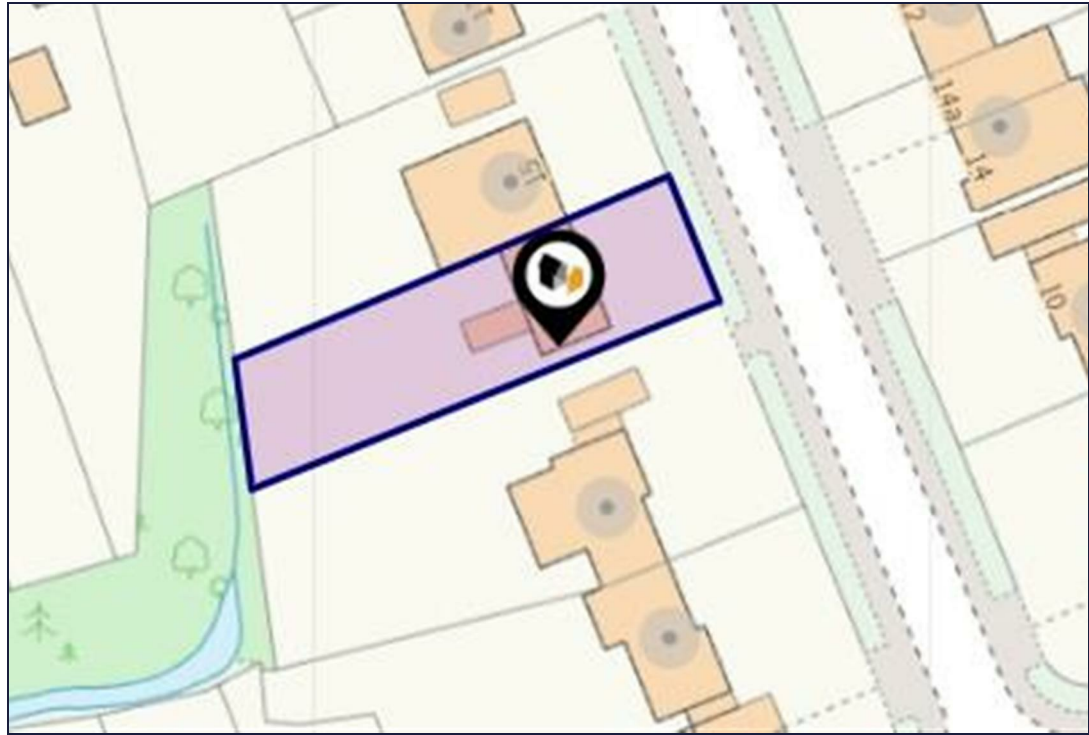










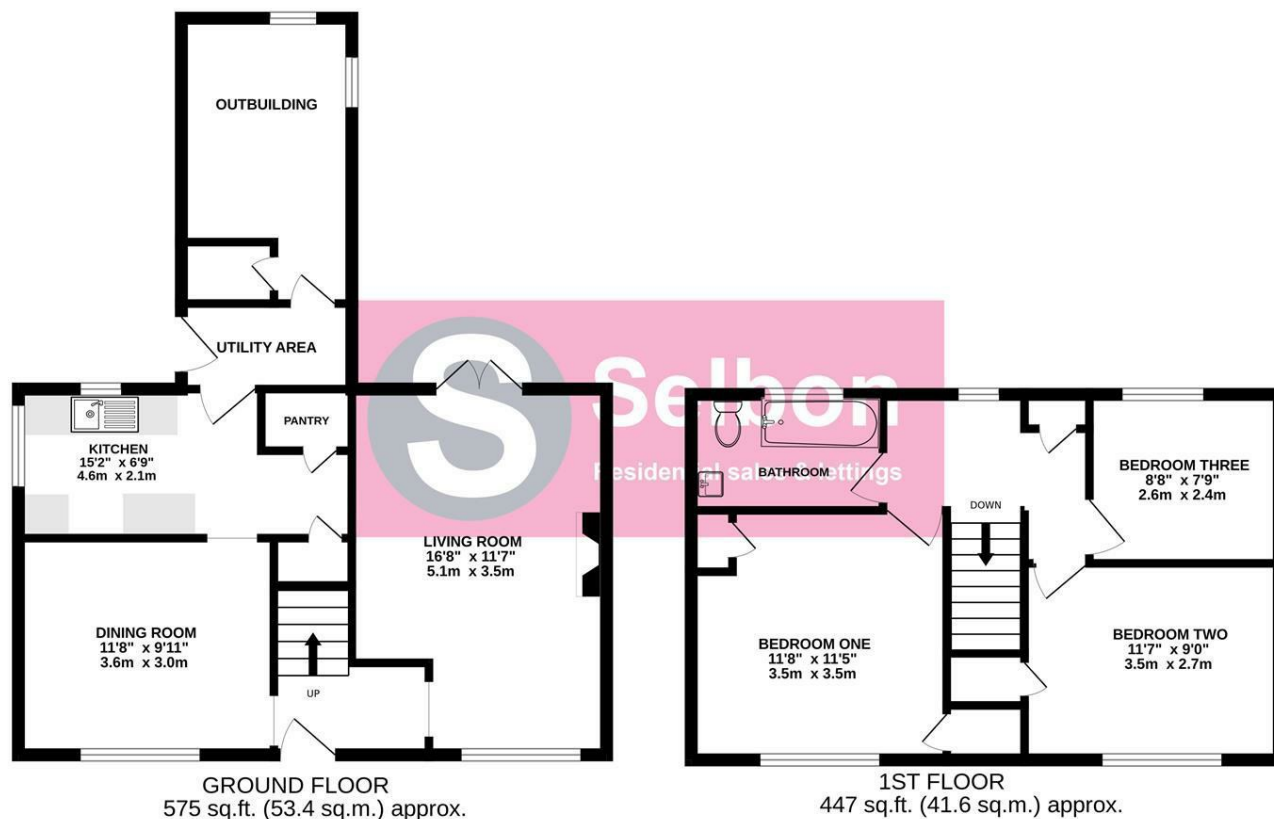








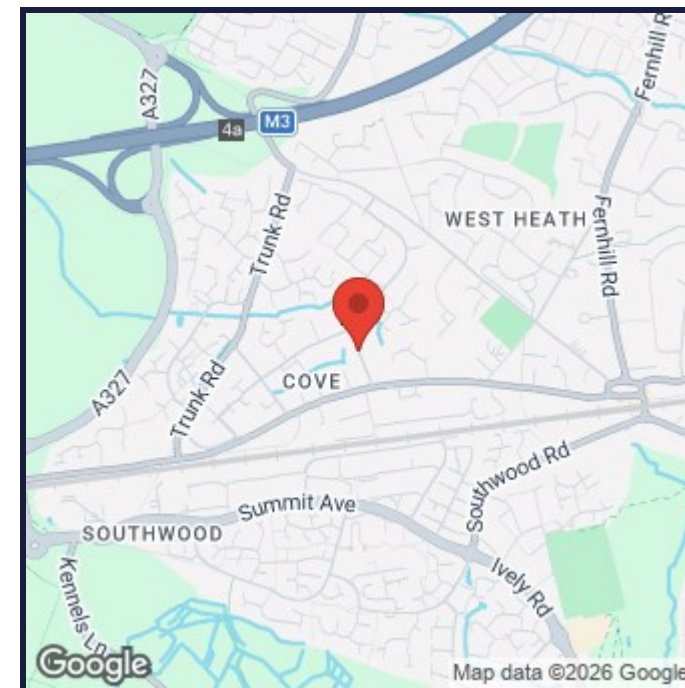
## Floor Plans



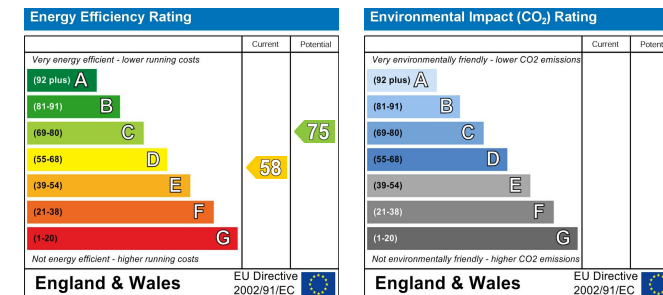
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



## Viewing

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

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Council Tax Band: C