



Selbon

Simply Different

Upton Close, Farnborough,
Hampshire, GU14 7EN
Offers over £450,000 Freehold

4 2 3 E

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

- Extended link-detached family home
- Over 1,200 sq. ft. of accommodation
- Refitted kitchen with integrated appliances
- Versatile second reception room/bedroom four
- South-facing rear garden
- No onward chain
- Three double bedrooms with fitted wardrobes
- Spacious living room with French doors
- Ground floor shower room & family bathroom
- Driveway parking and garage

Selbon Estate Agents are delighted to bring to the market this extended three/four bedroom link-detached family home, offered for sale with no onward chain and occupying a sought-after position within the popular Avenue Farm development.

Offering over 1,200 sq. ft. of flexible living accommodation, this well presented home is within walking distance of a local Co-op convenience store, South Farnborough Junior School and the open spaces of King George V Playing Fields, making it an ideal choice for families.

The property welcomes you with a spacious entrance hall leading to a contemporary kitchen, complete with integrated appliances and space for a breakfast table. Having been thoughtfully extended to both the front and rear, the ground floor offers superb versatility, featuring a generous living room with French doors opening onto the south-facing rear garden, a second reception room which could be utilised as a family room, home office or fourth bedroom, and a ground floor shower room.

To the first floor are three well-proportioned double bedrooms, all benefiting from built-in wardrobes, together with a well-appointed family bathroom.

Outside, the private south-facing rear garden is predominantly laid to lawn and provides an excellent space for both relaxing and entertaining. To the front, a generous driveway provides off-road parking for several vehicles and leads to a garage, offering excellent storage or further potential.

The property is ideally situated for commuters, with excellent access to the A331 and M3 motorway. Farnborough Mainline Station is approximately 1.1 miles away, providing direct services to London Waterloo in under 40 minutes, while North Camp Station offers convenient links to Reading, Guildford and Gatwick Airport.

With spacious accommodation, a highly desirable location and no onward chain, this fantastic family home is sure to appeal to a wide range of buyers and an early viewing is highly recommended.





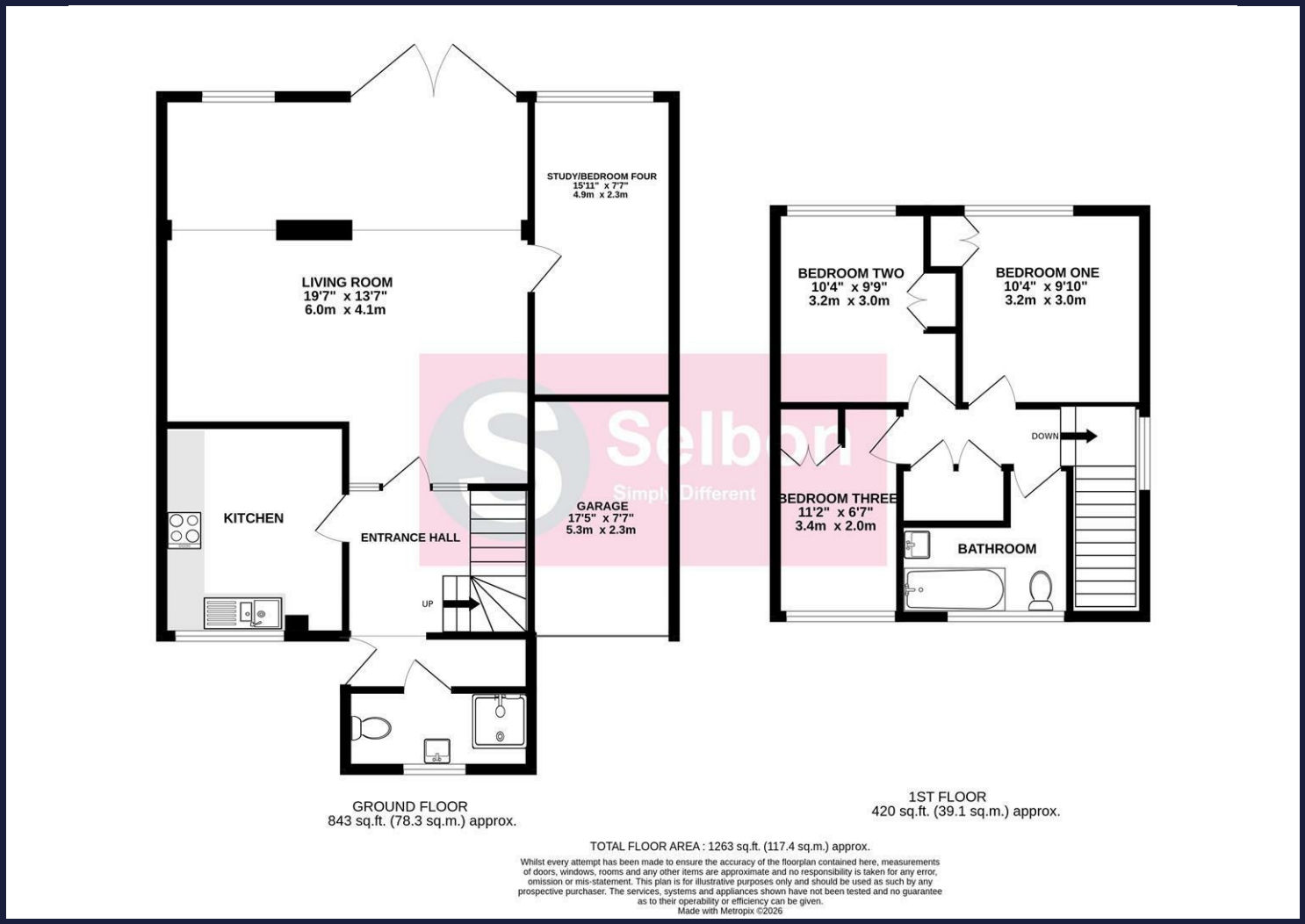








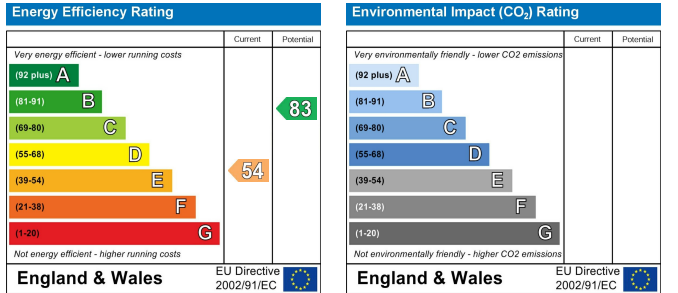
Floor Plans



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:

Selbon Property Services Ltd
Registered Office, GU51 2UZ

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