



**Selbon**

Residential sales & lettings

Marlborough View, Farnborough,  
Hampshire, GU14 9YA

Guide price £425,000 Freehold



Selbonproperty.co.uk

- Modern Semi-Detached Home
- Double Doors Onto The Rear Garden
- Downstairs Cloakroom
- Built-In Storage to Principal And Third Bedroom
- Converted Garage Space (Utility/Home Office Potential)
- Open-Plan Kitchen/Dining Room
- Spacious Reception Room
- Three Well-Proportioned Bedrooms
- Rear Garden with Patio and Lawn
- Close to Fleet Pond, Hawley Woods and excellent local schools

Selbon Estate Agents are delighted to present to the market this modern and well-appointed three-bedroom semi-detached home, offering well-balanced accommodation and ideally suited to families or those looking to upsize.

Upon entering, you are welcomed by an entrance hallway with a convenient downstairs cloakroom, leading through to a spacious reception room with useful storage. The current owners have thoughtfully reconfigured the ground floor to create a stylish kitchen/dining room to the rear of the property. This bright and sociable space overlooks the garden and features double doors opening onto the patio, making it ideal for both everyday living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage, as does the third bedroom, providing flexibility for a child's room, guest space or home office. The bedrooms are served by a family bathroom.

Externally, the rear garden is mainly laid to lawn with a patio area directly from the house, ideal for outdoor dining and relaxing. A particularly versatile feature is the rear section of the garage, which has been converted and is currently used as a utility room, but could easily serve as a home office, gym or hobby space. There is also a very useful, wood built covered area.

The property is situated in a highly desirable location, particularly popular with families, offering a range of well-regarded schools within walking distance. For those who enjoy the outdoors, there is an abundance of nearby green space including Fleet Pond, Hawley Woods & Lake and Bramshot Park, providing scenic walks, play areas and recreational opportunities right on your doorstep.

Further benefits include off-road parking and a well-established residential setting, combining convenience with a strong sense of community.

An internal viewing is highly recommended to fully appreciate the space, versatility and lifestyle this excellent home has to offer.



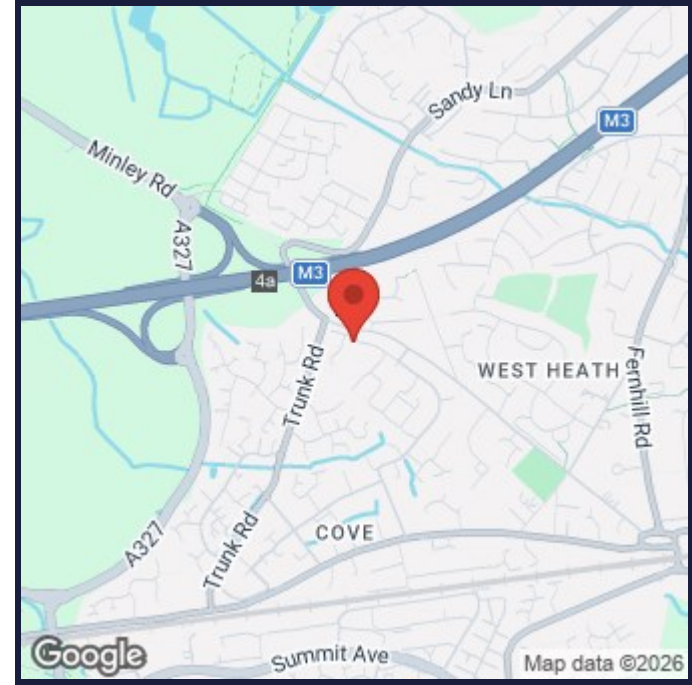
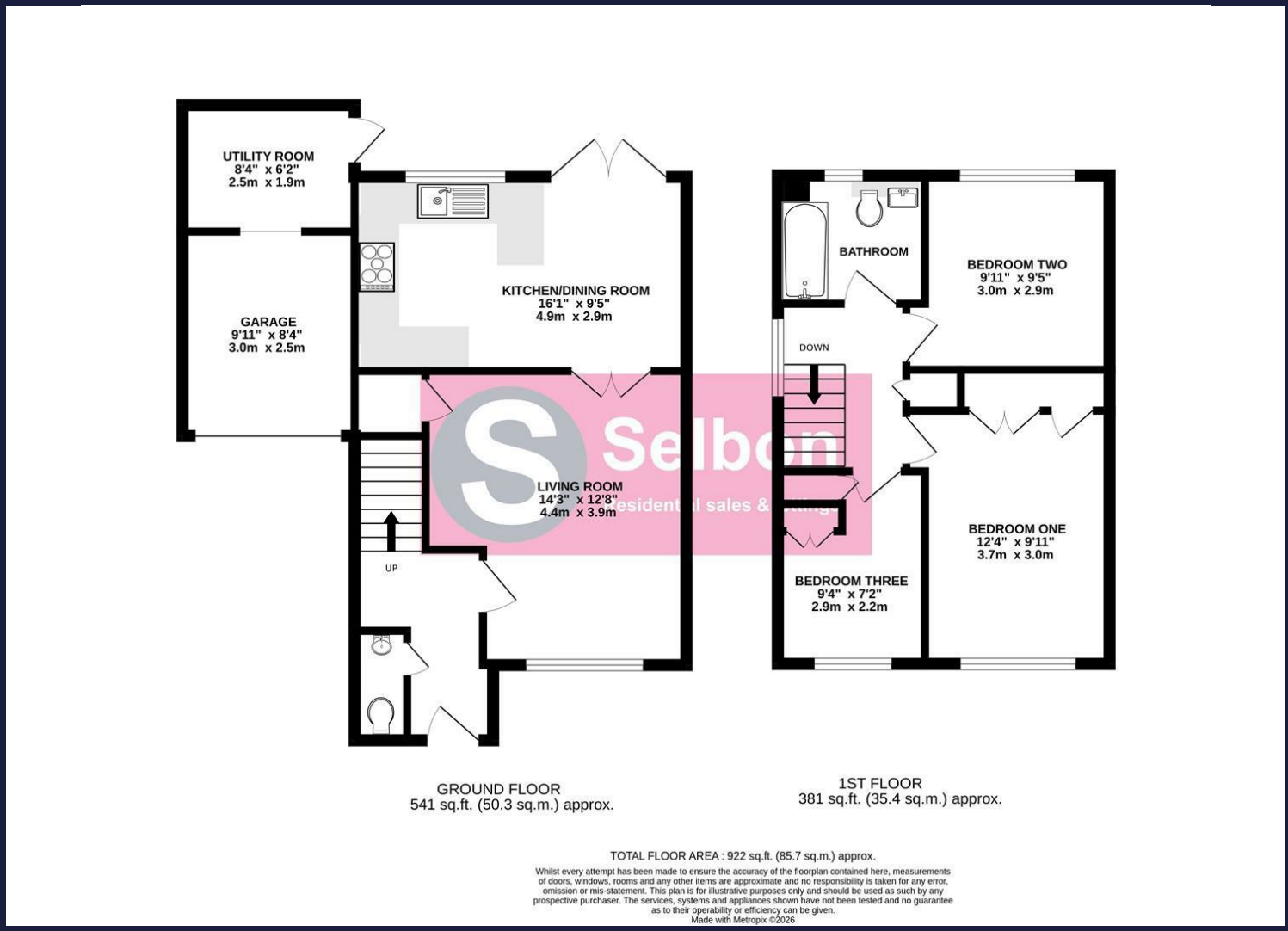




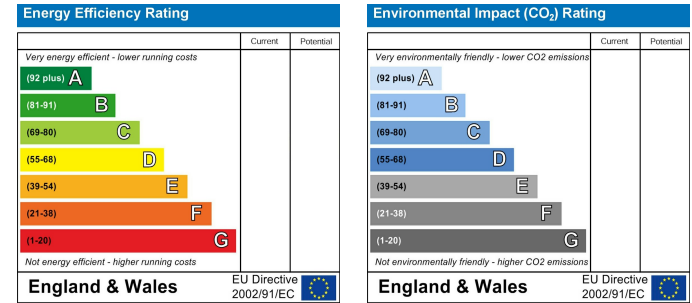


# Floor Plans

# Area Map



# Energy Performance Graph



# Viewing

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

**Council Tax Band: D**

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