



Selbon

Residential sales & lettings

Thompson Way, Farnborough,
Hampshire, GU14 9FW

Offers over £450,000 Freehold

 3  2  2  B

01252 979300
Selbonproperty.co.uk

- Three Bedroom Semi-Detached Home
- Two Reception Rooms
- En-Suite Shower Room and Family Bathroom
- Southerly Aspect Rear Garden
- Located On The Popular Sun Park Development
- Entrance Hallway And Cloakroom
- Kitchen With Fitted Appliances
- Fitted Wardrobes In Bedroom One And Two
- Driveway Parking
- Close To Hawley Woods

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached home, constructed in 2016 by renowned builder Bellway Homes, situated on the popular Sun Park development in Farnborough and offered to the market with no onward chain.

The property is an ideal family home for those looking for modern and contemporary living space with the addition of a garage conversion, offering a further reception room, lending itself to a family room, office or playroom.

The current school catchment areas include: Pinewood Infant School, Guillemont Junior School and Bohunt Farnborough. For the commuter Farnborough mainline train station is under three miles distant and a wealth of local amenities are within easy reach.

On entering the property you are welcomed into an entrance hallway with stairs to the upper floor, a downstairs cloakroom, a modern kitchen with a range of eye and base level cupboard and drawer units, integrated appliances including; oven, hob with extractor hood, dishwasher, fridge freezer and a washing machine. The kitchen is finished with a porcelain tiled floor.

The 15ft living room has a storage cupboard and French doors to the garden, there is open plan access to the family room. (The family room has been converted by the current owners from the original garage).

The first floor boasts three bedrooms, the main bedroom has an en-suite shower room and there is a family bathroom with a white suite. Bedroom One and Two also benefit from fitted wardrobes.

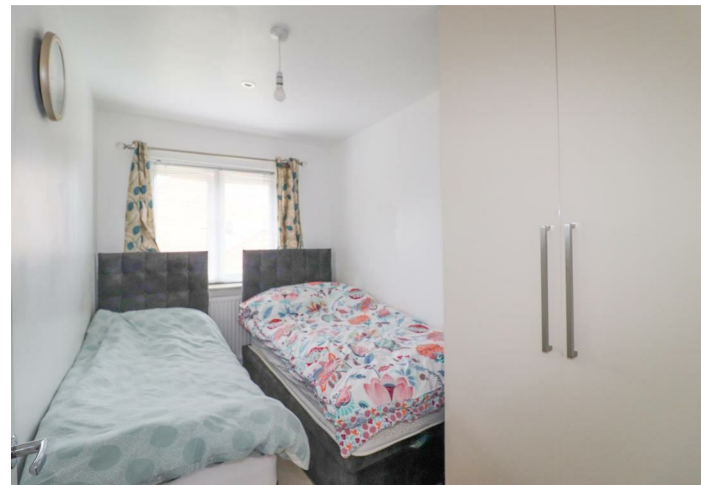
The southerly aspect rear garden is laid to lawn with a patio area immediately to the front of the garden, as well as rear access.

Further benefits include gas radiator heating, double glazed windows, driveway parking for one vehicle.

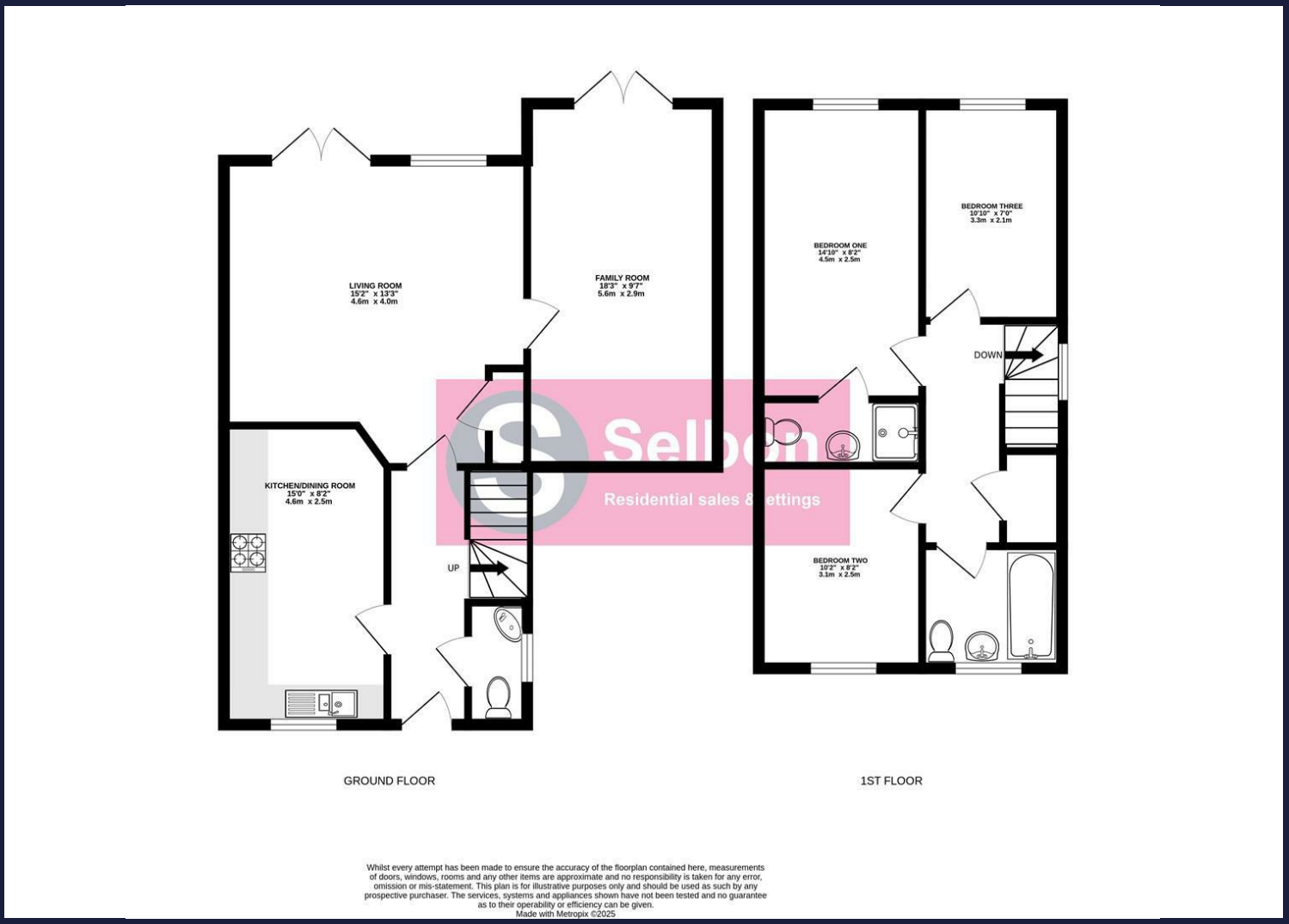
We are advised there is a service charge of £270 -£300 per annum.

We would highly recommend an early viewing to fully appreciate this fine home and to avoid disappointment





Floor Plans

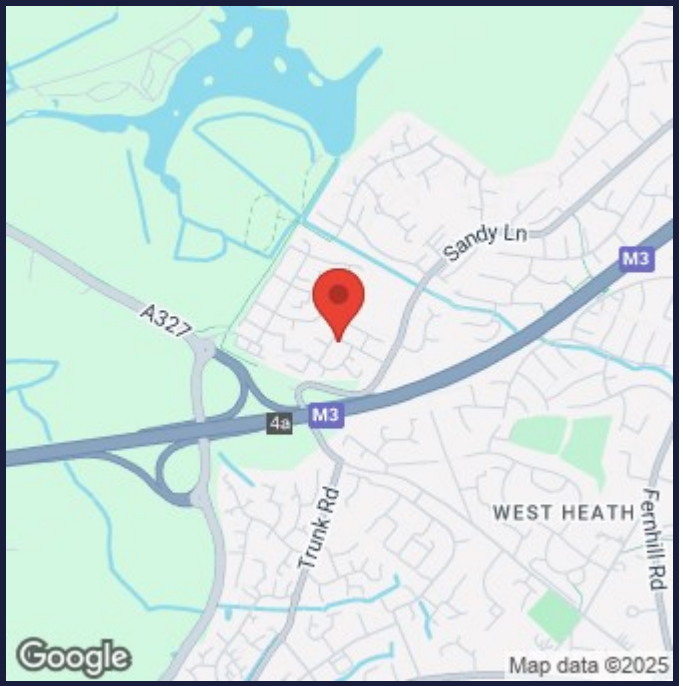


Viewing

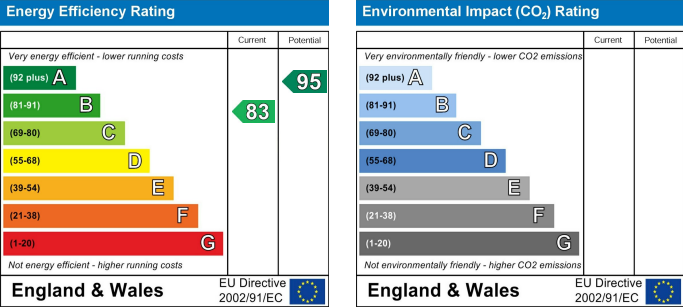
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). 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.

Area Map



Energy Performance Graph



Council Tax Band: D