



**Selbon**

Residential sales & lettings

Fleming Close, Farnborough,  
Hampshire, GU14 8BT  
Offers over £500,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- Four Bedroom Detached Family Home
- Kitchen/Breakfast Room With Ample Storage Cupboards
- Potential To Extend (S.T.P.P)
- Garage And Additional Outbuilding
- Nearby A331 And M3 Access
- Downstairs Cloakroom
- Downstairs Extension Adding A Dining Room And Family Room
- Driveway For Multiple Vehicles
- Farnborough North And Farnborough Main Train Stations Nearby
- Situated In A Cul-De-Sac Location

Selbon Estate Agents are delighted to welcome to the market this four bedroom detached family home, located within a cul-de-sac location, with two train stations nearby.

To the front there is a spacious driveway for multiple vehicles and a garage with barn style doors.

Stepping inside, the hallway gives access to a downstairs cloakroom, kitchen/breakfast room, living room, and also has a couple of storage cupboards and stairs giving access to the first floor.

The dual aspect kitchen/breakfast room features base level and wall mounted cupboards, gas hob, oven and extractor fan, stainless steel sink and a serving hatch into the living room.

Also downstairs, there is a spacious living room with a feature wall with electric fireplace. The home has been extended to the rear to give the addition of a dining room and study/snug overlooking the rear garden.

Upstairs there is four well sized bedrooms (two front aspect and two rear aspect) airing cupboard and a white tiled family bathroom with WC, wash basin and Bathtub with wall mounted shower.

Other notable features include: double glazing and gas central heating

The rear garden is a generous plot which it mainly laid to lawn. There is a workshop which also gives access into the garage.

The current School catchments include: North Farnborough Infant School, South Farnborough Junior School and Bohunt Farnborough Secondary School.

Also Nearby you'll find Two Train Stations which are Farnborough North Train Station (0.4 miles away) and Farnborough Main Train Station (1.1 miles away) which is popular amongst commuters due to its mainline train access into London Waterloo in approximately 36 minutes.

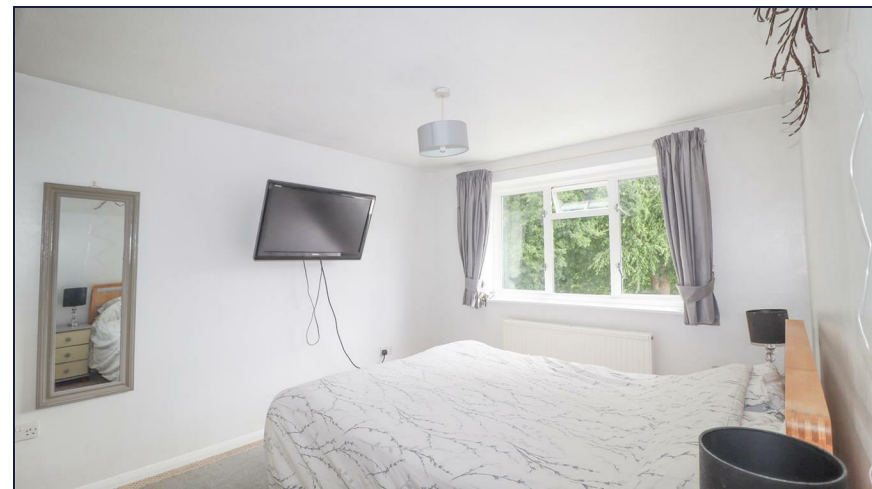
The Town centre is located near Farnborough Main Train Station. Here you'll find a range of shops, supermarkets, food outlets and restaurants as well as a cinema.













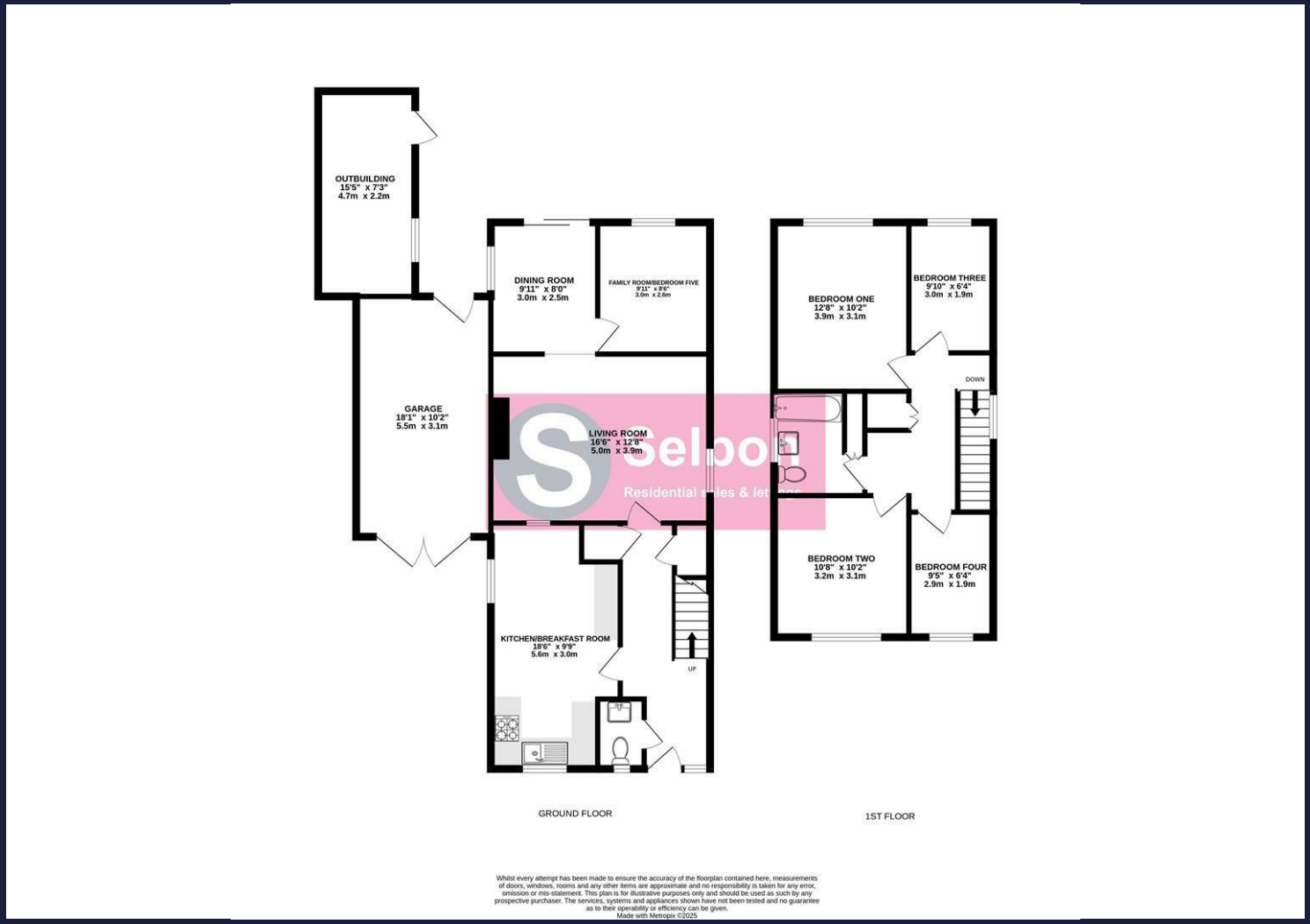




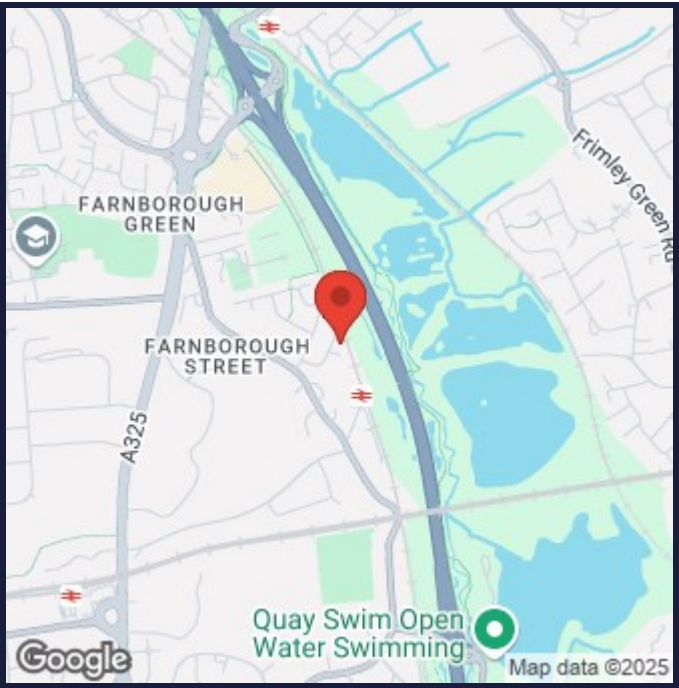




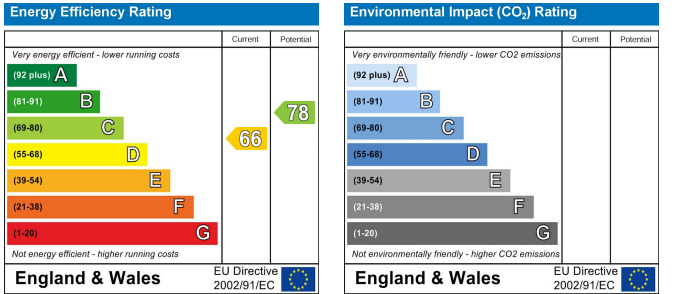
Floor Plans



Area Map



Energy Performance Graph



Viewing

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

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Council Tax Band: E