



Selbon

Residential sales & lettings

York Road, Farnborough,
Hampshire, GU14 6NE

Guide price £575,000 Freehold



01252 979300

Selbonproperty.co.uk

- Detached Family Home
- Four Generous Bedrooms
- Off Street Parking for Multiple Vehicles
- Fully Insulated Garden Studio
- Close to Salesian College and King George Playing Fields
- Kitchen/Dining Room
- Flexible Layout
- Annexe
- Private, Landscaped Rear Garden with Patio
- Short Walk to Shops

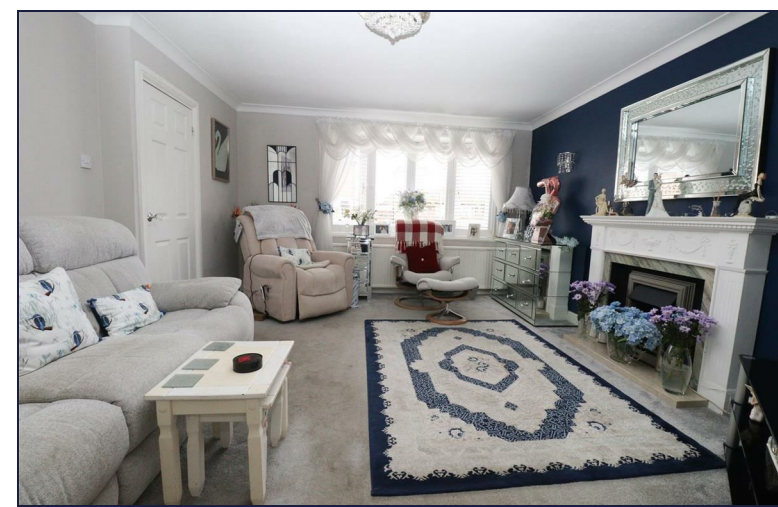
Selbon Estate Agents are delighted to offer to the market this beautifully extended four-bedroom detached home, offering exceptional versatility and perfectly suited to modern family living. The thoughtfully designed layout also lends itself well to a potential downstairs annexe, making it ideal for multi-generational living or those requiring additional flexibility.

The ground floor is both spacious and inviting, featuring two elegant bay-fronted reception rooms that are flooded with natural light, creating warm and welcoming spaces for both relaxation and entertaining. To the rear, an impressive open-plan kitchen/dining area spans the width of the property and serves as the true heart of the home. This stylish and sociable space is perfect for modern living, with ample room for cooking, dining and gathering, while direct access to the garden allows for a seamless flow between indoor and outdoor living.

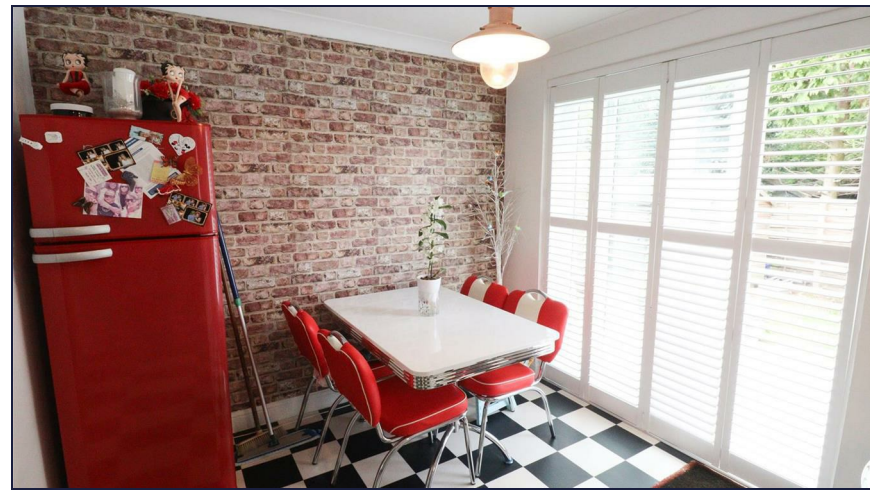
Upstairs, the property continues to impress with four generous double bedrooms, providing excellent accommodation for growing families. These are complemented by two well-appointed bathrooms and a versatile additional room that could be used as a dressing room, nursery or home office, further enhancing the flexibility of the home.

The rear garden offers a high degree of privacy and has been thoughtfully landscaped to create a peaceful outdoor retreat. A patio area provides the ideal setting for al fresco dining, summer entertaining or simply unwinding. A standout feature is the fully insulated garden office (formerly the garage), complete with power and lighting — offering a superb space for home working, a gym, studio or even a stylish garden bar.

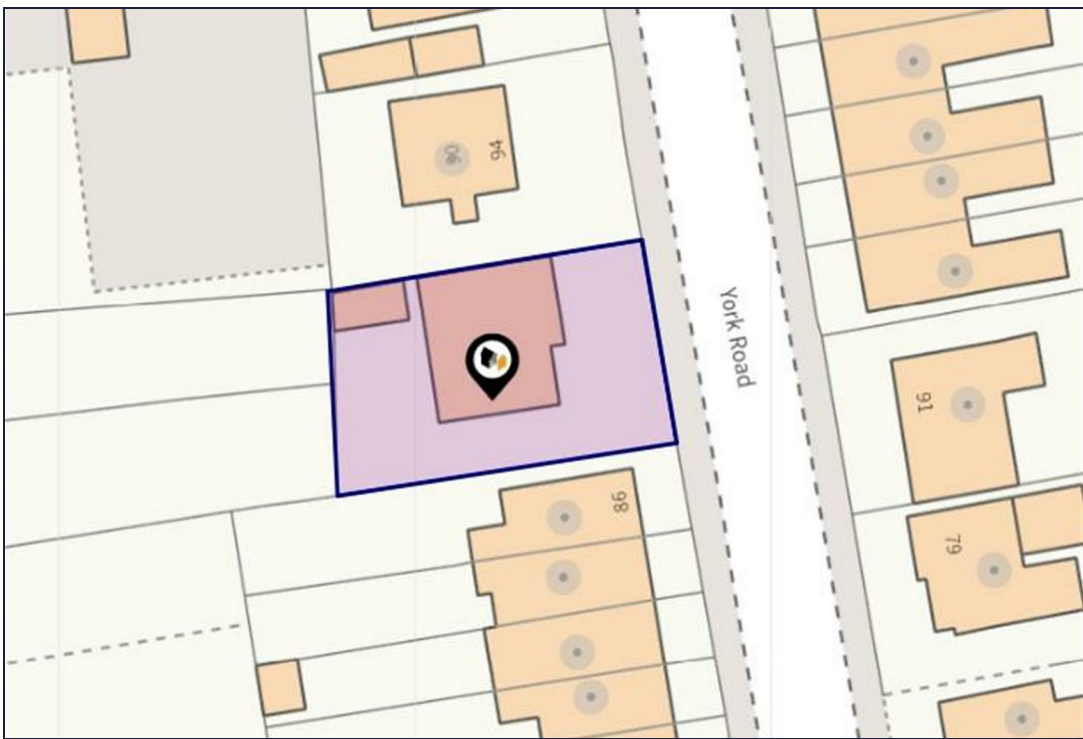
Further benefits include ample off-road parking to the front and a highly convenient location close to Salesian College and King George Playing Fields, making it particularly appealing for families and those who enjoy access to green open spaces, leisure facilities and well-regarded local amenities.



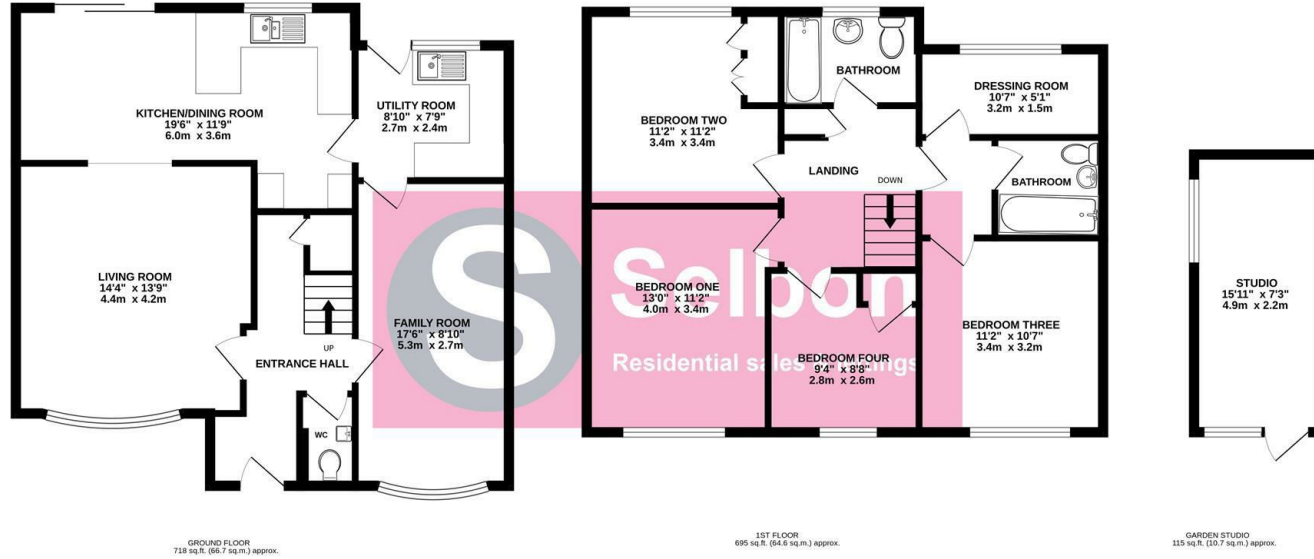








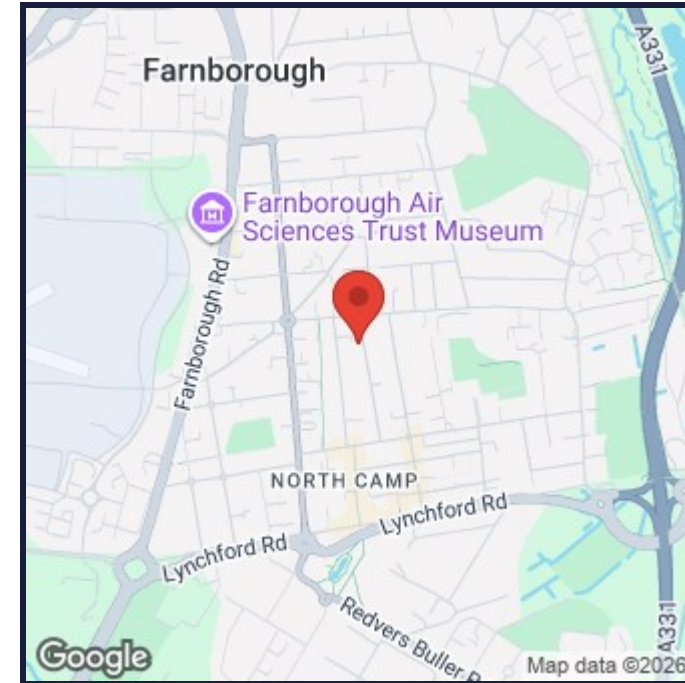
Floor Plans



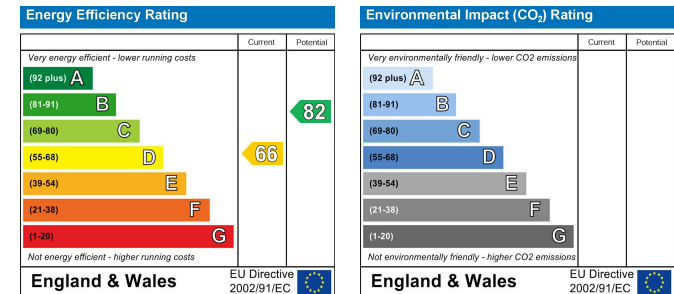
TOTAL FLOOR AREA: 1528 sq.ft. (142.0 sq.m.) approx.

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 Selbon Estate Agents on 01252 979300

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Council Tax Band: D

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