



Selbon

Residential sales & lettings

Chatsworth Road, Farnborough,
Hampshire, GU14 7DZ

Offers over £425,000 Freehold

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Selbonproperty.co.uk

- Three Bedroom Semi-Detached Family Home
- Front Aspect Family Room/Study
- Spacious Living Room With Dual French Doors
- En-Suite Shower Room To Principal Bedroom
- Driveway Parking To The Front Of The Home
- Front Extended Kitchen With Fitted Appliances
- Downstairs Cloakroom
- Vaulted Hard Roof Conservatory
- South-West Facing Rear Garden
- Well Regarded Schools Nearby

Selbon Estate Agents are delighted to welcome to the market this three bedroom semi-detached family home, located within the popular Avenue Farm development in Farnborough.

To the front of the home there is a driveway for multiple vehicles and an EV charging point, as well as a side access gate, leading to the rear garden.

Stepping inside, the generous hallway gives access to the kitchen, downstairs cloakroom, study, living room and stairs to the first floor. The front aspect kitchen offers a range of base level and wall mounted storage cupboards and also features a range of integrated appliances including an oven, five burner gas hob with extractor fan, fridge, freezer, washing machine and a dishwasher. Opposite the kitchen is a spacious study which would also lend itself to a family room or downstairs bedroom. The study benefits from an additional storage cupboard.

The sizeable rear aspect living/dining room offers dual French doors leading to the garden and conservatory, a wall mounted gas fireplace, understairs storage cupboard, and is finished of with oak flooring, stretching out through the downstairs. Going through the French doors is a vaulted hard roof conservatory, fitted with a radiator and additional French doors into the rear garden, making for an ideal dining space.

Upstairs there is a family bathroom suite with oval bathtub, wash basin and WC. There is also three well proportioned bedrooms upstairs, with the principal bedroom benefitting from an en-suite shower room.

Other notable features include: gas central heating and UPVC double glazing throughout the home.

The south-west facing rear garden offers decking outside the the conservatory, ideal for al fresco dining, with a lawn to the rear and surrounding mature bushes.

The current school catchment areas include: North Farnborough Infant School, South Farnborough Junior School and The Wavell School.

Also nearby you'll find a local convenience store and the King George V Playing Fields



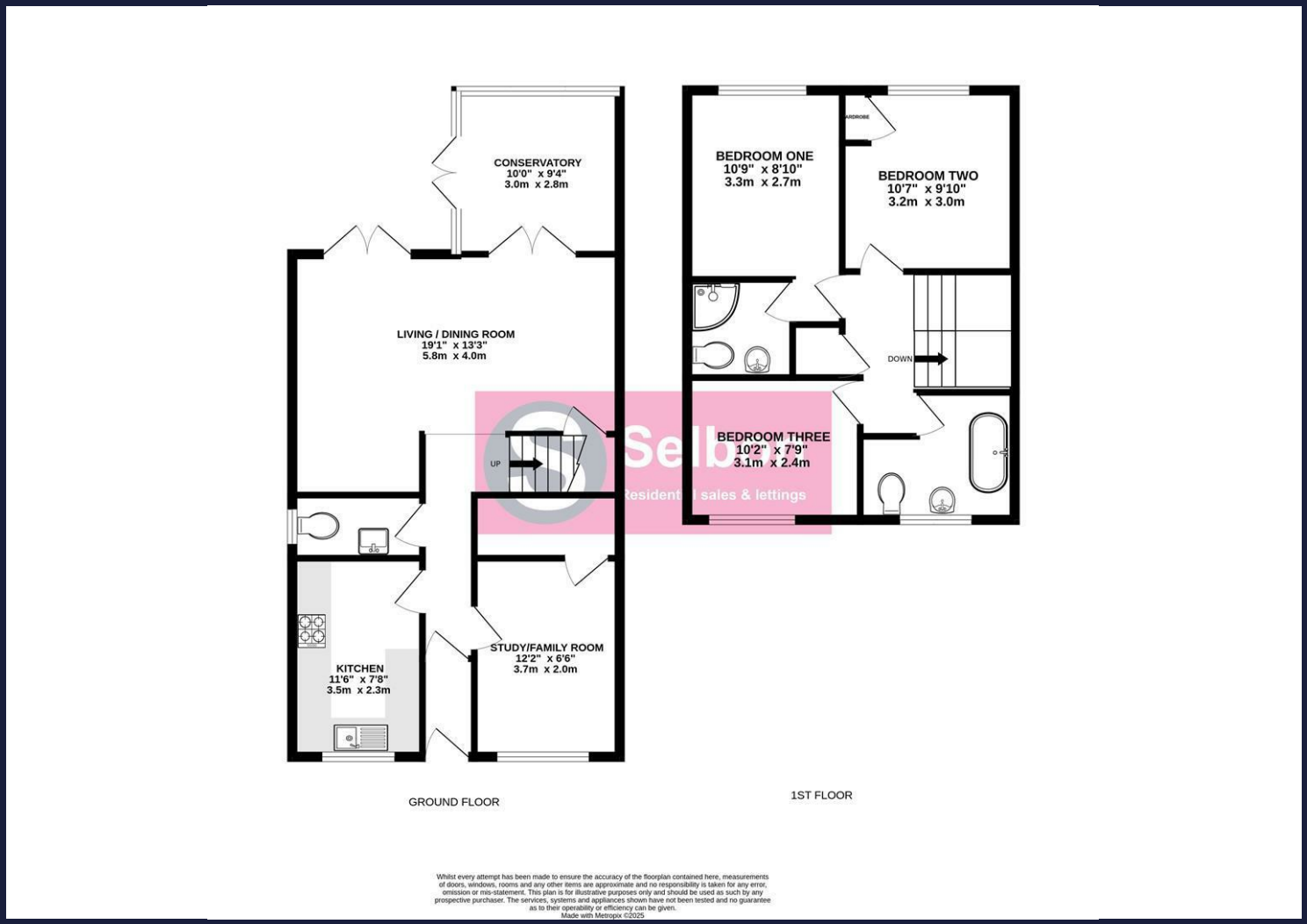








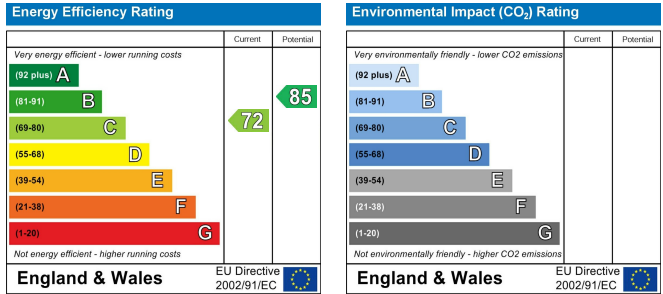
Floor Plans



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: D