



Selbon

Residential sales & lettings

Griffon Close, Farnborough,
Hampshire, GU14 0PG
Offers over £325,000 Freehold



01252 979300
Selbonproperty.co.uk

- Two Bedroom Semi-Detached Home
- Rear Aspect Kitchen Suite
- Rear Garden With Side Access
- Allocated Parking Space
- Close To Schools, Shops And Restaurants
- Bay-Fronted Living Room
- Conservatory With French Doors Into The Rear Garden
- Gas Central Heating
- No Onward Chain Complications
- Southwood Country Park Nearby

Selbon Estate Agents are delighted to offer this modern semi-detached home, to the market, conveniently located on the popular Southwood development, in Farnborough, within close proximity of shops and schools.

An ideal first time or investment property, the current vendors have rented the property for a number of years and the home would also be an excellent lock up and go property, for those looking to downsize.

The front door leads to the entrance hall with stairs to the first floor and a door to the living room which has a front aspect bay window and benefits from a storage cupboard and is partly open plan to the kitchen/breakfast room. The Kitchen/breakfast room offers ample work surfaces, a range of base level and wall mounted storage cupboards and some integrated appliances and has a door leading to a conservatory, which in turn has French doors to the garden.

The landing gives access to a front aspect double bedroom with bedroom 2 overlooking the rear garden and there is a bathroom with a white suite.

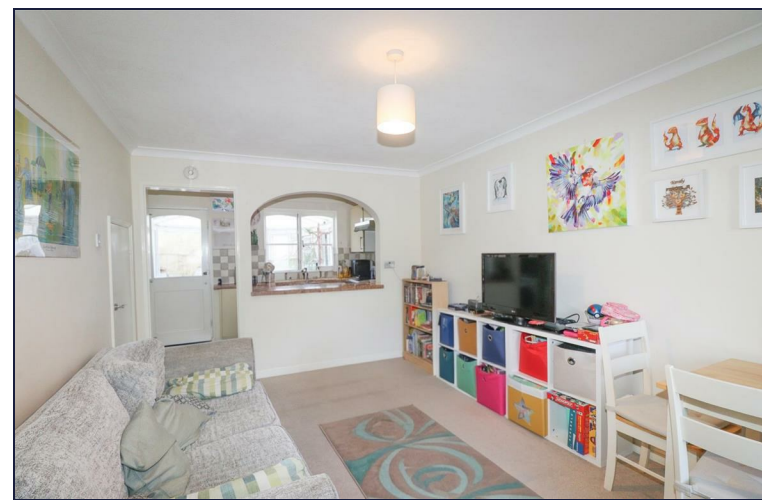
Further benefits include gas radiator heating, wooden double glazed windows, an easterly facing rear garden is mainly laid to lawn with central decking to the rear, an open plan front garden and an allocated parking space.

The current school catchments in this area include Southwood Infant School, Guillemont Junior School, Cove Junior School and Cove Secondary School.

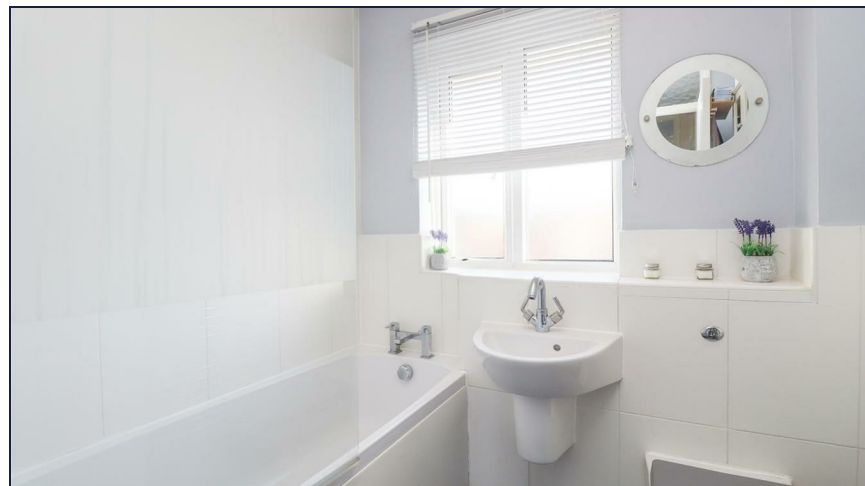
Within Southwood you'll find a Morrisons Supermarket, Café, several public houses and restaurants and a Nuffield Heath Fitness and Wellbeing Gym. Southwood Country Park is also nearby, popular amongst dog walkers & exercise enthusiasts. There is also a nearby North and Southbound M3 Junction.

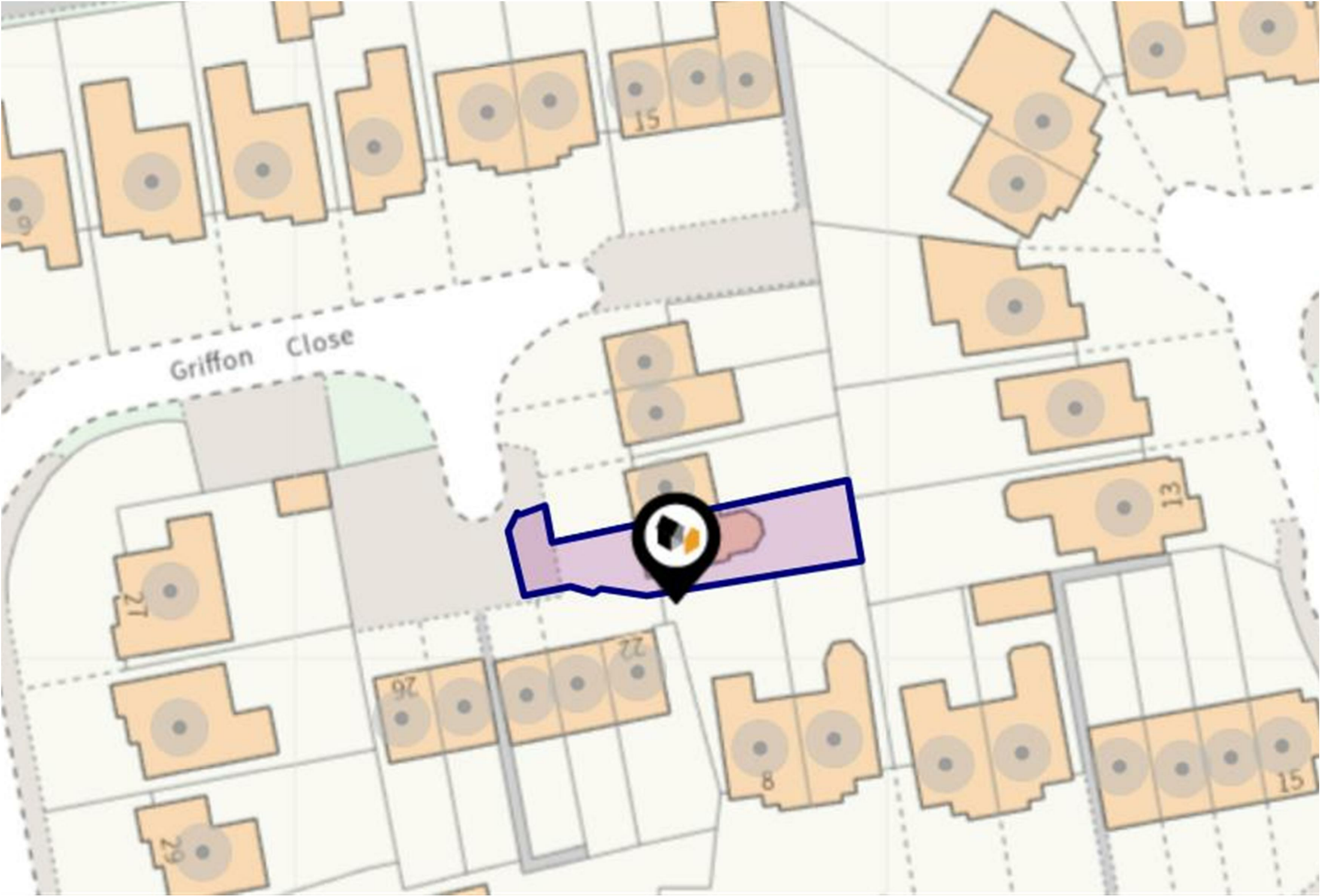
Farnborough Town Centre is approximately 2 miles away. Here you'll find a cinema, many restaurants, supermarkets, a retail park, and Farnborough Main Train Station, popular amongst commuters for it's mainline access into London Waterloo.

Offered to the market with no onward chain.









Griffon Close

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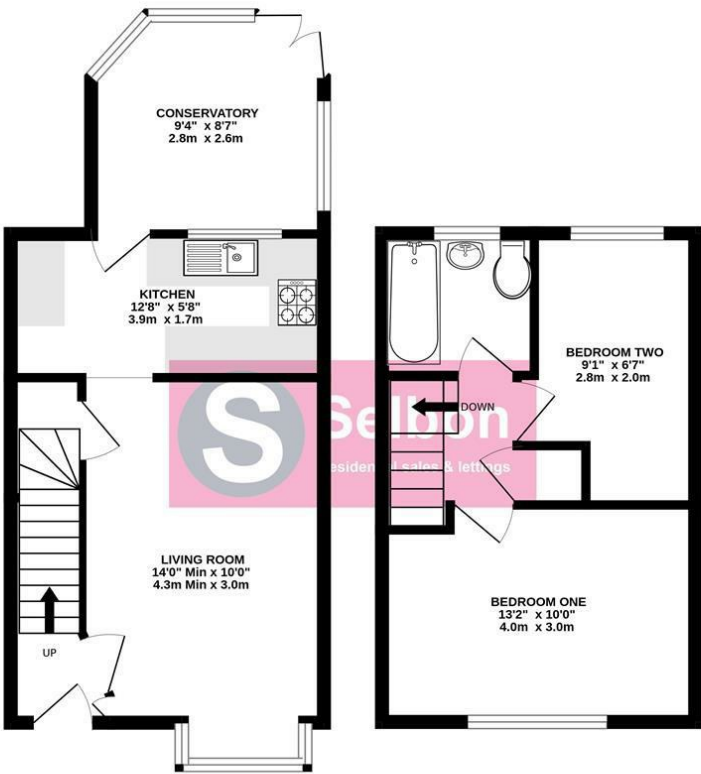
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Floor Plans



GROUND FLOOR

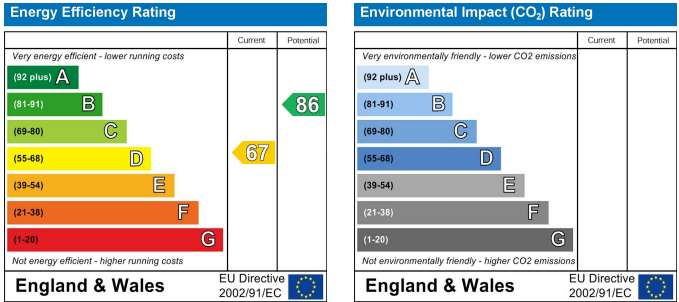
1ST FLOOR

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: C

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