



**Selbon**

Residential sales & lettings

Montreal Close, Farnborough,  
Hampshire, GU14 0FU

Guide price £450,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Three Bedroom Semi-Detached Family Home
- Spacious Living Room With Feature Wall And Storage Cupboards
- En-Suite Shower Room To The Principal Bedroom
- Two Allocated Parking Spaces With EV Charging Point
- Close To Southwood Country Park
- Modern Kitchen With Integrated Appliances
- Downstairs Cloakroom
- Rear Garden With Patio Area, Bike Store And Side Access
- Still Benefitting From NHBC Warranty
- Schools, Gym, Restaurants, Supermarket And M3 Junction Nearby

Selbon Estate Agents are delighted to offer to the market this modern three-bedroom semi-detached family home, located within the popular Southwood Mews development and offered to the market with no onward chain.

This home would be ideal for an upsizing family looking for a move-in ready home, within easy reach of commuter links and well-regarded schools.

The current school catchment in this area currently includes: Southwood Infant School, Guillemont Junior School, Cove Junior School and Cove Secondary School.

The ground floor living accommodation includes a spacious, front aspect living room which is over 18ft. in length. The vendors have installed a stylish feature wall with low level storage to this room. The rear aspect kitchen/dining room offers a range of base and eye level storage cupboards and integrated appliances including a fridge-freezer, dishwasher, washer/dryer, oven, four burner gas hob with wall mounted extractor fan. The dining area overlooks the rear garden via French doors for access onto the garden. Also downstairs, the hallway features a storage cupboard and a downstairs cloakroom with W.C., wash basin, heated towel rail and front aspect frosted window.

Upstairs there are three well-sized bedrooms, with bedroom two benefiting from drop-down wall bed and the principal bedroom benefitting from fitted wardrobes and a tiled en-suite shower room with W.C, wall mounted mirror, washbasin with storage cupboard and a glass panelled walk-in shower cubicle.

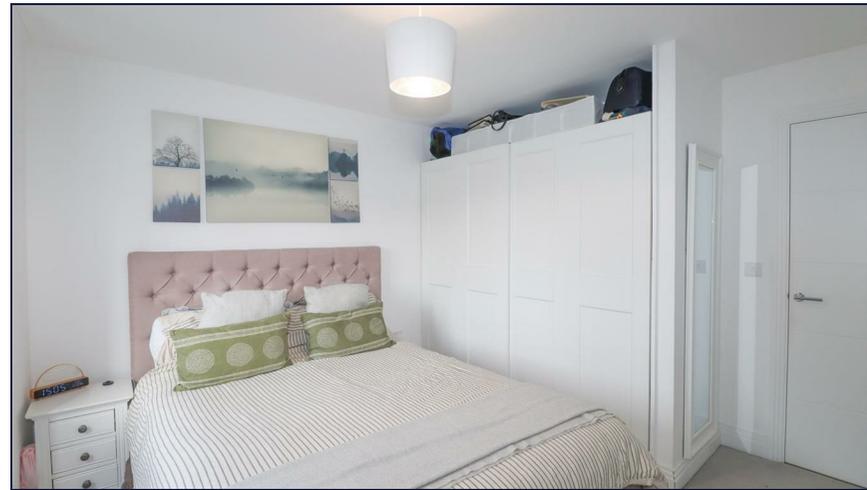
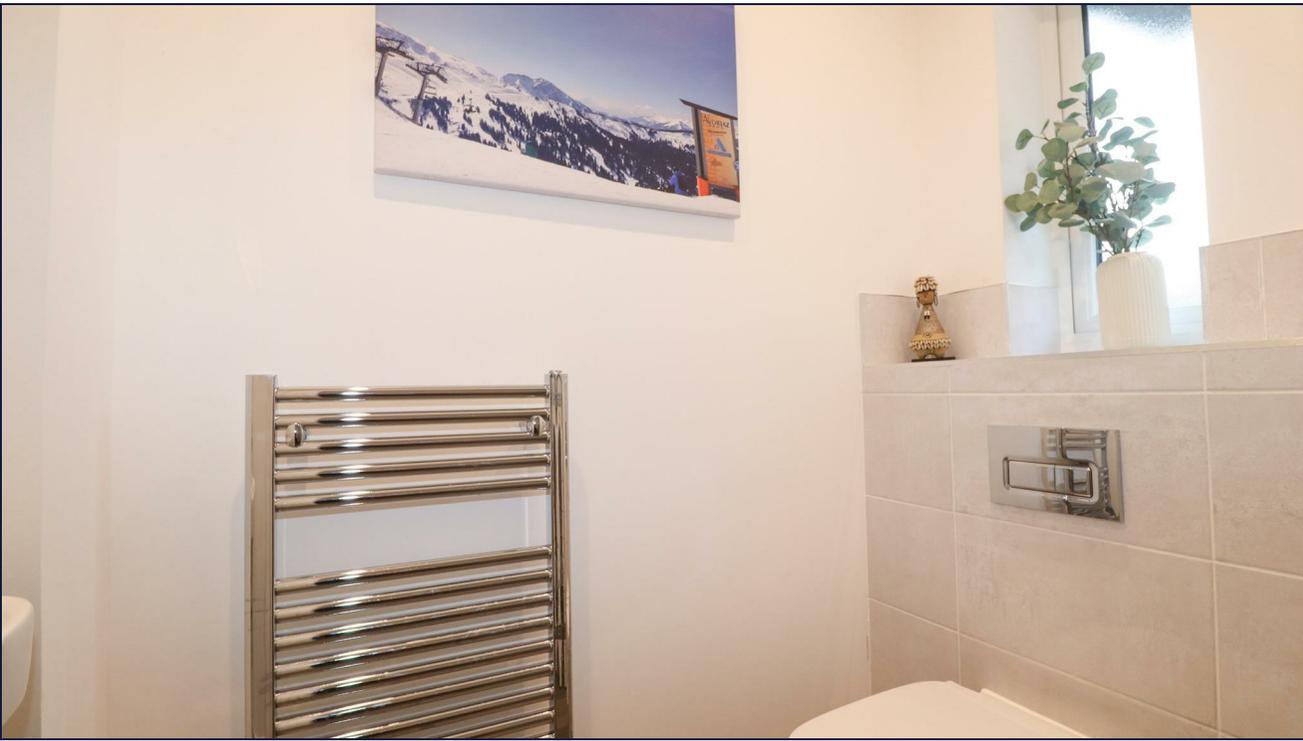
To the front there is two allocated parking spaces and a side access gate into the rear garden. There is also plenty of visitor parking spaces within Southwood Mews. The garden includes a patio area, lawn to the rear and a flower bed leading to a secure bike store at the end of the garden.

Other notable features include: an EV charging point, gas central heating and the home still benefits from NHBC warranty,

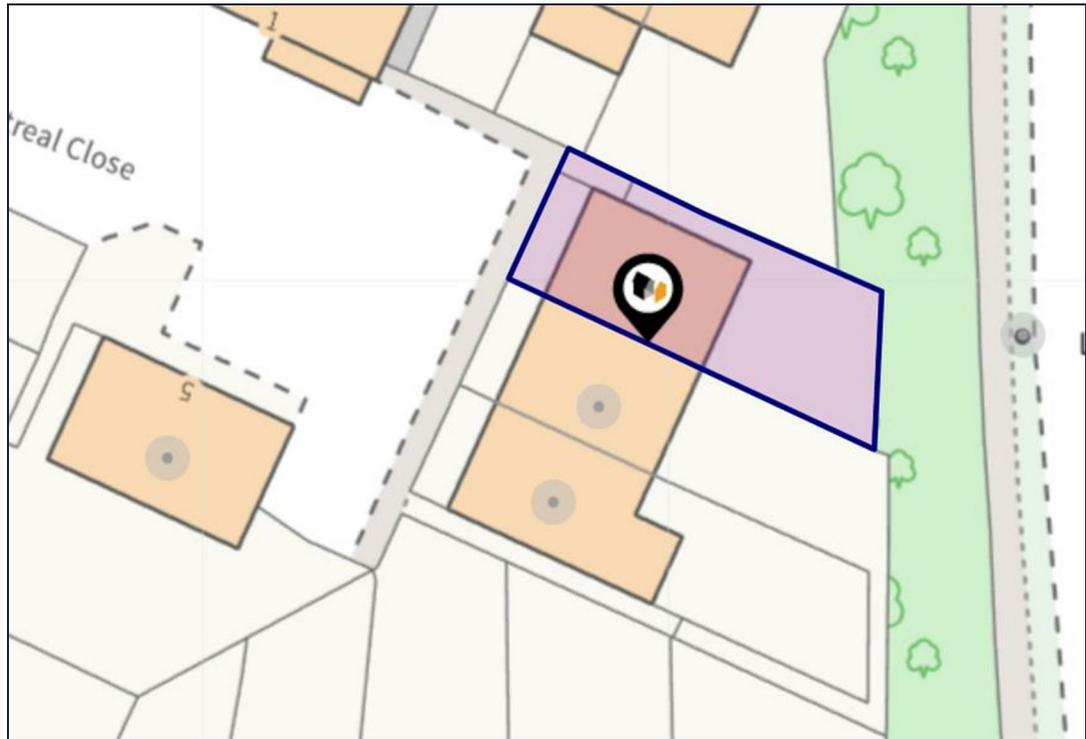
There is an annual development charge which is currently £300 per annum.



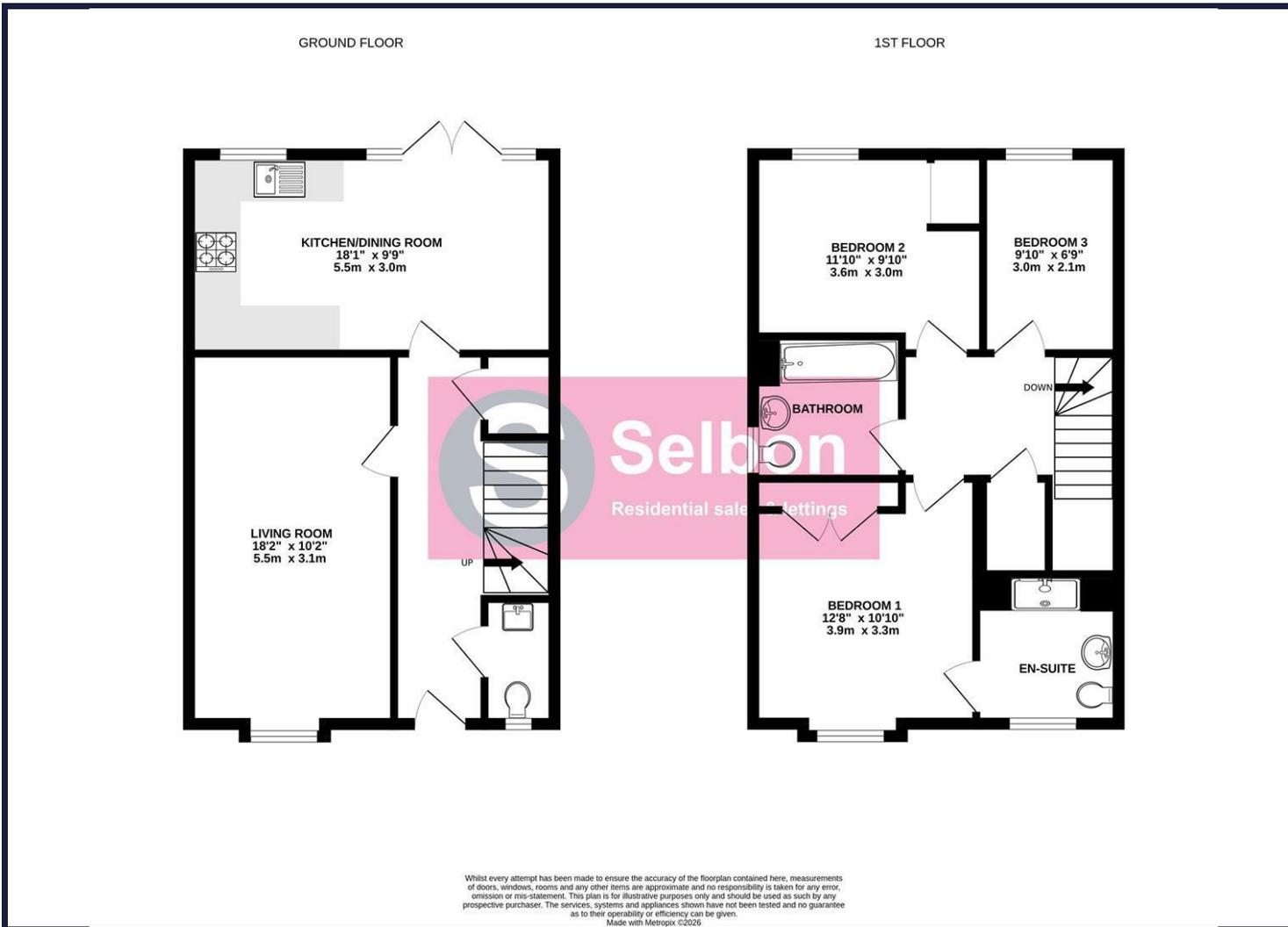




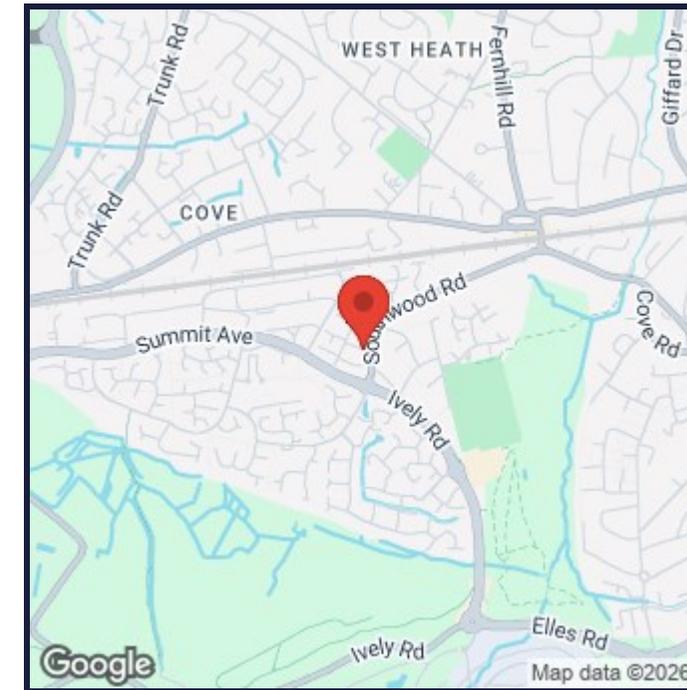




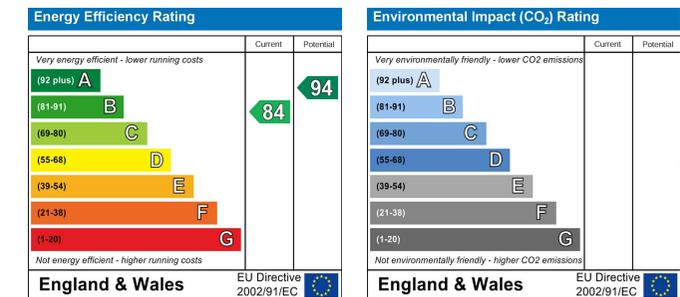
## Floor Plans



## 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

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