



Selbon

Residential sales & lettings

Warbler Road, Farnborough,
Hampshire, GU14 9FA
Guide price £475,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Three Bedroom Semi-Detached Home
- Kitchen With Fitted Appliances
- Entrance Hallway & Cloakroom
- Low Maintenance Rear Garden
- Driveway Parking
- Located On The Popular Sun Park Development
- Two Reception Rooms
- En-Suite to Bed 1 & Family Bathroom
- Insulated Cabin With Power Points And Lighting
- Close To Hawley Woods

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached home, constructed in 2016 by renowned builder Bellway Homes, situated on the popular Sun Park development in Farnborough.

The property is an ideal family home for those looking for modern and contemporary living space with the addition of a garage conversion, offering a further reception room, lending itself to a snug or playroom with a door leading to a utility room.

The current school catchment areas include: Pinewood Infant School, Guillemont Junior School and Bohunt Farnborough. For the commuter Farnborough mainline train station is under three miles distant and a wealth of local amenities are within easy reach.

On entering the property you are welcomed into an entrance hallway with stairs to the upper floor, a downstairs cloakroom, a modern kitchen with a range of eye and base level cupboard and drawer units, integrated appliances including; oven, hob with extractor hood over, dishwasher, fridge freezer and a washing machine.

The 15ft living room has a storage cupboard and French doors to the garden, there is open plan access to the family room, which in turn has a door to the utility room. (The family room and utility room have been converted by the current owners from the original garage).

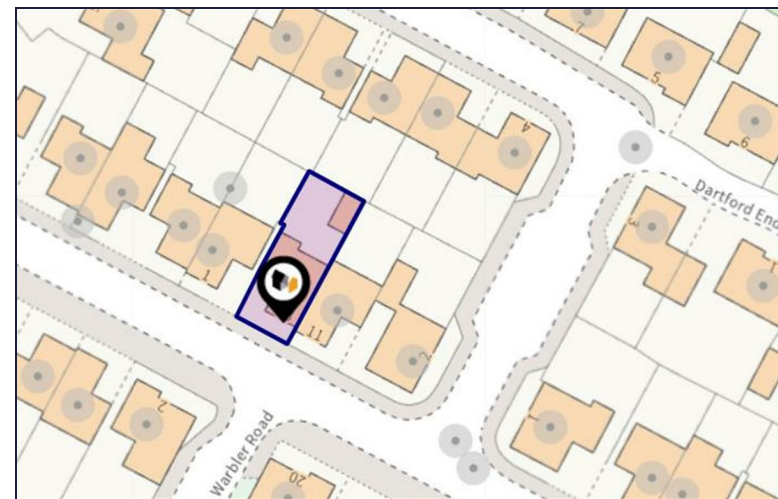
The first floor boasts three bedrooms, the main bedroom has an en-suite shower room and there is a family bathroom with a white suite.

The rear garden is laid to artificial grass with a patio area immediately to the rear of the property, as well as rear access. The current owners have erected an insulated garden cabin that could be used as a home office, gym or garden room, there is light and power.

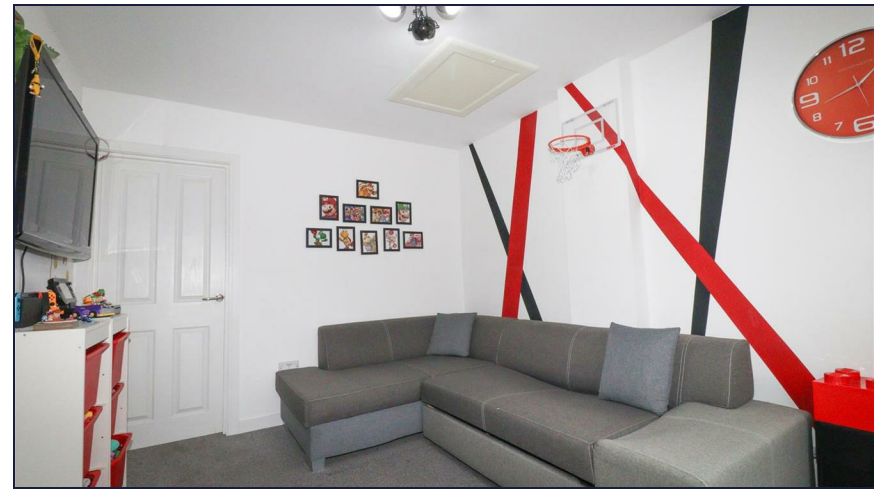
Further benefits include gas radiator heating, double glazed windows, driveway parking for one vehicle.

We are advised there is a service charge of £350 per annum.

We would highly recommend an early viewing to fully appreciate this fine home and to avoid disappointment.













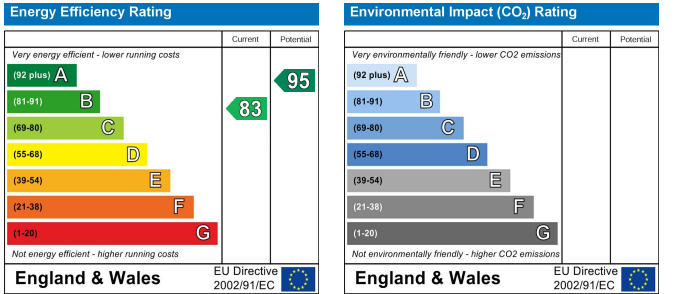
Floor Plans



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