



**Selbon**

Residential sales & lettings

Haskins Drive, Farnborough,  
Hampshire, GU14 9FP

Guide price £450,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Three Bedroom Semi-Detached Home
- Rear Aspect Living/Dining Room
- Low Maintenance Rear Garden
- UPVC Double Glazing And Gas Central Heating
- Close To Schools And Shops
- Downstairs Cloakroom
- Fitted Wardrobes And En-Suite To Principal Bedroom
- Garage And Off-Road Parking
- Located In The Popular Guillemont Fields Development
- Short Drive To Farnborough Town Centre

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached home, located within the popular Guillemont Fields development in Farnborough.

The current school catchment in this area includes: Parsonage Farm Infant School, Cove Infant School, Guillemont Junior School, Cove Junior School and Cove School.

To the ground floor, the hallway offers a storage cupboard, stairs to the first floor, access into the front aspect kitchen and the living/dining room. There is also a downstairs cloakroom white ceramic wash basin and W.C.

The kitchen offers a range of base level and eye top storage cupboards, space of utilities, stainless steel sink with drainer, electric oven with four burner gas hob and wall mounted extractor fan. The rear access living/dining room features a setback area ideal space for dining and patio doors onto the rear garden.

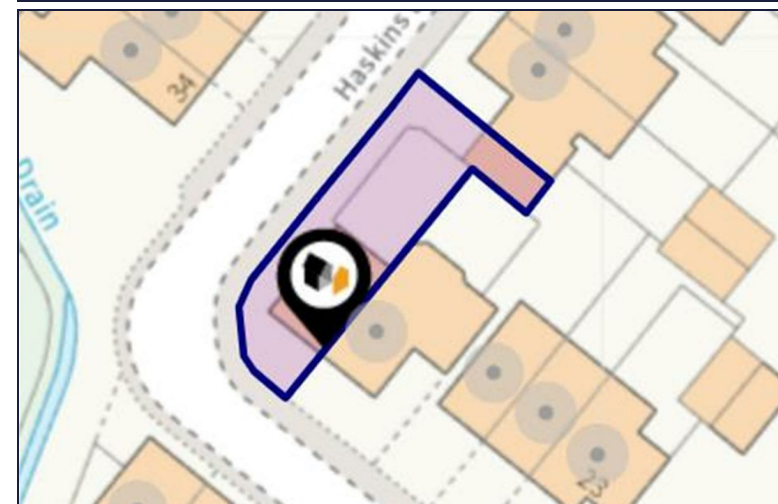
On the first floor you'll find bedroom two which is over 15 ft. in length. The landing also gives access into bedroom three and the tiled family bathroom which includes a panelled bathtub, hand shower, wash basin and W.C.

On the second floor there are two additional storage cupboards. Here you'll also find the principal bedroom which benefits from fitted wardrobes and an en-suite with glass panelled shower cubicle, w.c. and wash basin.

The low maintenance rear garden is mainly artificial lawn with a patio to the rear. There is also a gate to the rear of the garden which leads out in front of the garage, where there is also an off-road car parking space.

Other notable features include: Gas central heating, UPVC double glazing and a fully boarded loft.

We are advised there is an annual development charge of £186 per annum. This should be checked by a solicitor.





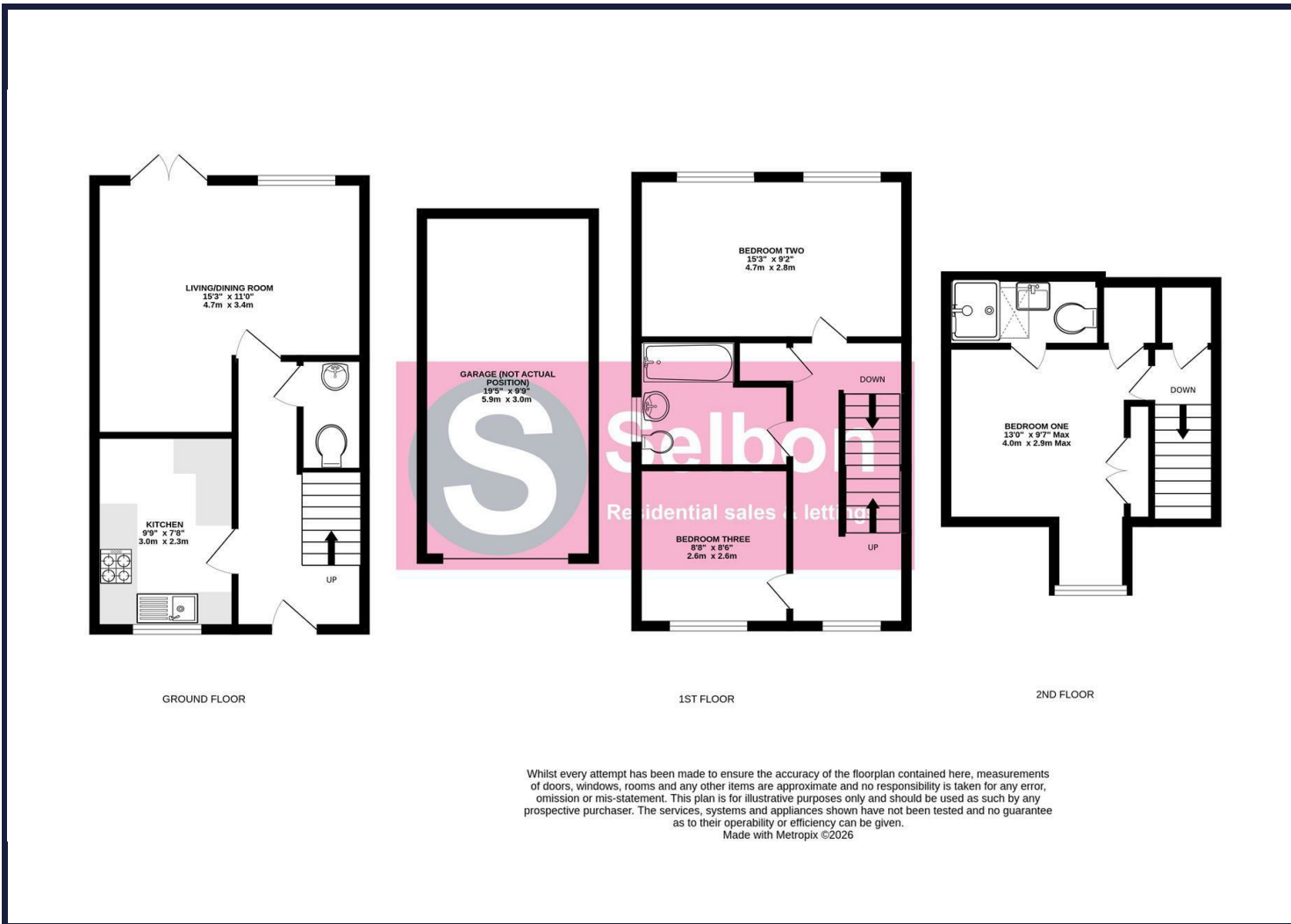




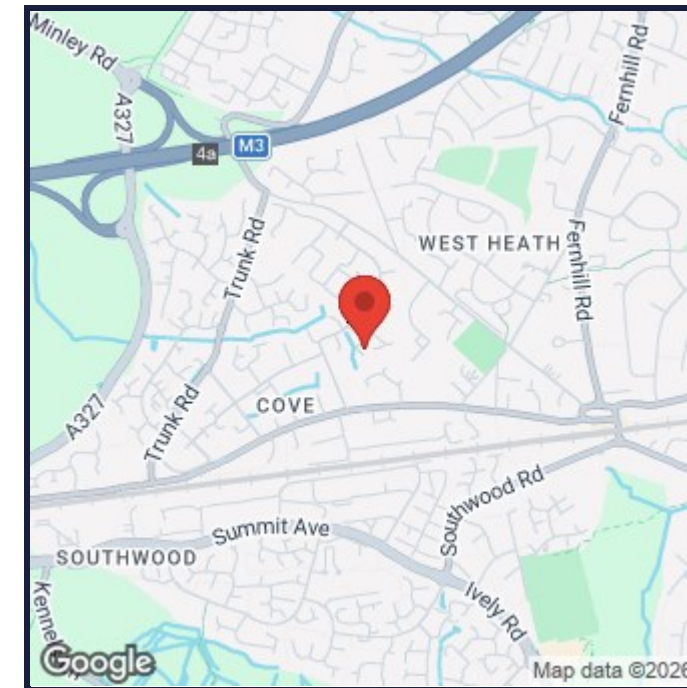




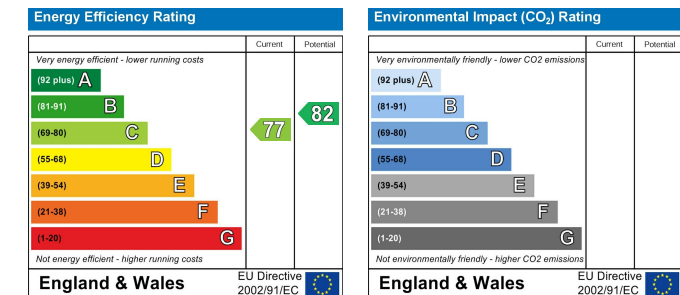
## Floor Plans



## 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

## Selbon Property Services Ltd

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