



- Four/Five Bedroom Detached Family Home
- Three Reception Rooms Including a Family Room With Lantern Ceiling
- Bathroom With Jacuzzi Bathtub
- Self-Contained Annex
- Fifteen Seater Arctic Cabin With Firepit
- Downstairs Cloakroom
- Underfloor Heating Through The Majority Of The Ground Floor
- Driveway For Multiple Vehicles
- Generous Garden Plot Including Decking With Walk-In Hot Tub
- Close To Schools, Shops And Hawley Woods

Selbon Estate Agents are delighted to welcome to the market this four/five bedroom detached family home in Farnborough.

The current school catchments in this area include: The Ferns Primary Academy and Bohunt Farnborough

The ground floor accommodation includes; hallway with storage cupboard, stairs to the first floor and a cloakroom with wash basin and W.C. The spacious dual aspect living room is over 19ft. in length. The kitchen offers a range of eye and base level storage cupboards, Granite worktops and a boiling/filter tap. The kitchen leads through into the dining room and the family room which features a lantern roof with remote blind and bi-folding doors leading into the rear garden. The kitchen/ dining room and family also benefit from under floor heating. Bedroom four is also located on the ground floor, which is currently being used as a study by the current owners, so ideal for anyone who works from home.

To the first floor there are three bedrooms, with bedroom one having fitted wardrobes and both bedrooms one and two having eaves storage. The bathroom is also located on the first floor which includes a wash basin, W.C. and a panelled Jacuzzi bathtub.

There is also a self-contained annex to the rear of the home with a kitchen, over 16ft. bedroom and en-suite bathroom.

The garden is a mix of lawn and patio, with a wooden sheltered barbecue area, decking with sunken hot tub, storage shed with power and a 15 seater arctic cabin with a central firepit with barbecue and grill capabilities. To the front of the home there is a driveway for multiple vehicles, with side access around each side of the property for garden access.

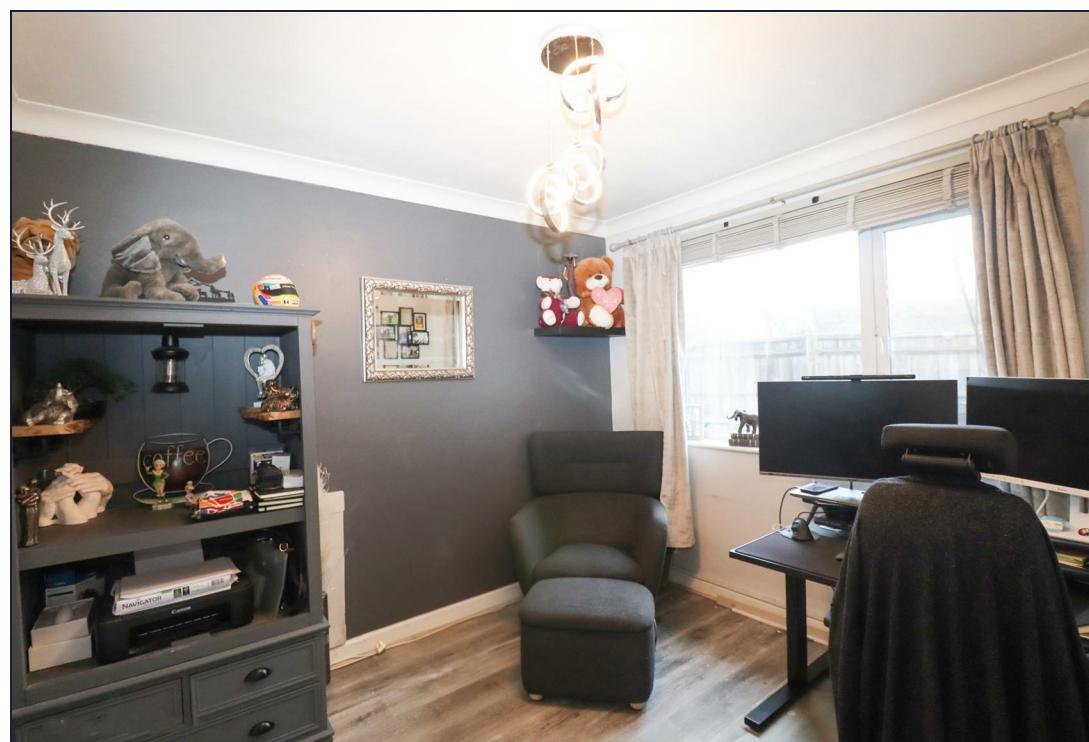
There is a parade of local shops and amenities, and Hawley Woods nearby. The town centre is approximately 2.5 miles away and offers a range of pubs, restaurants, shops and Farnborough Main Train Station, popular amongst commuters for its mainline access into London Waterloo in approximately 36 minutes.



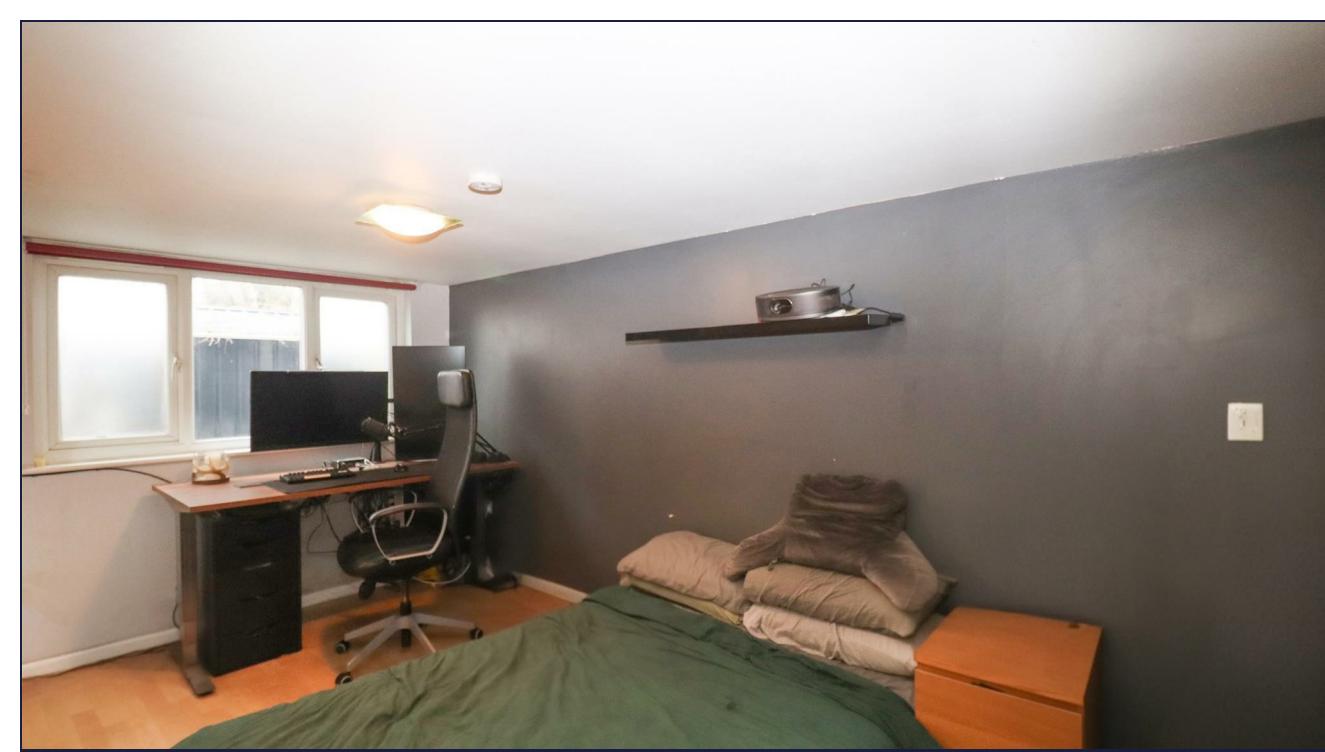


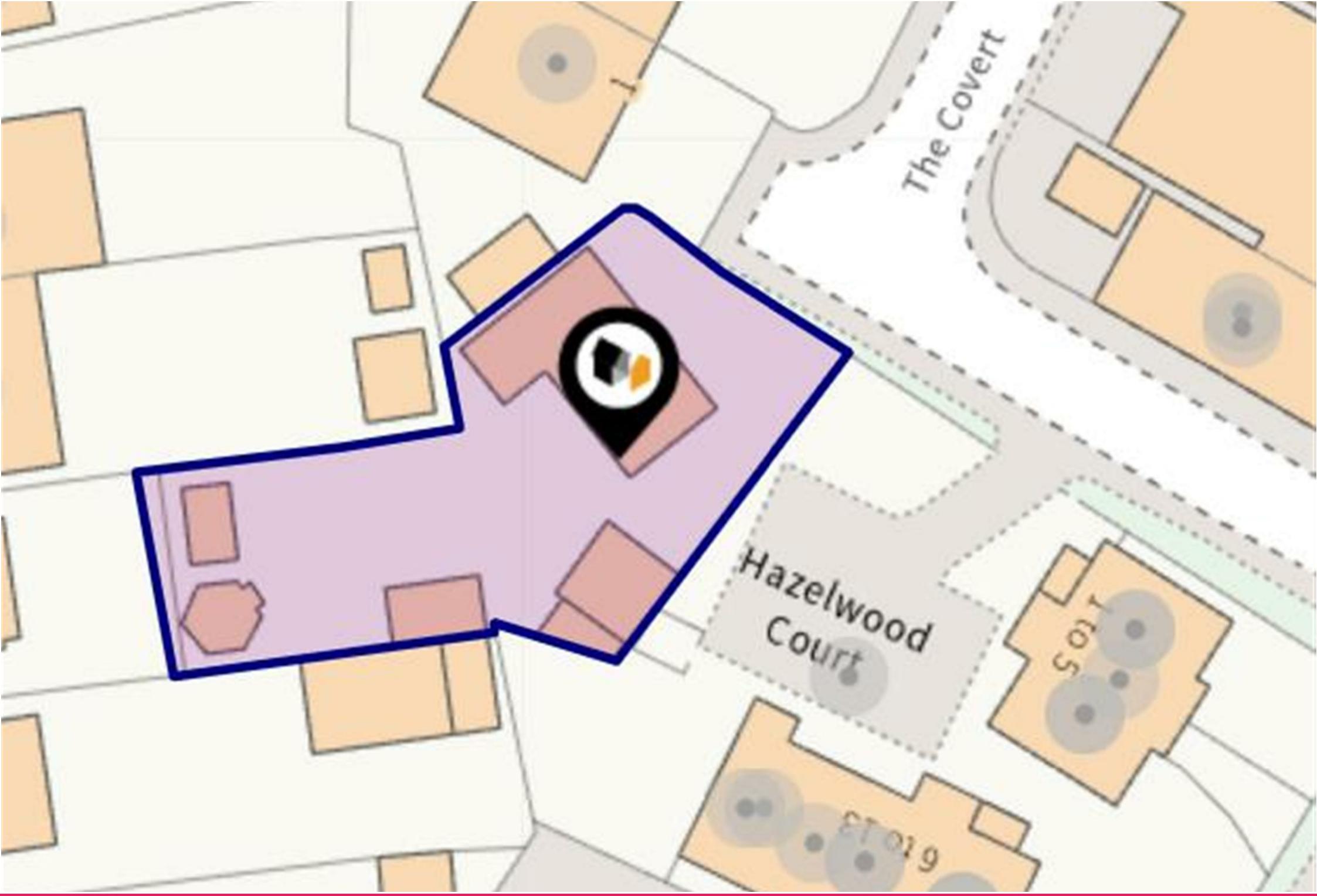




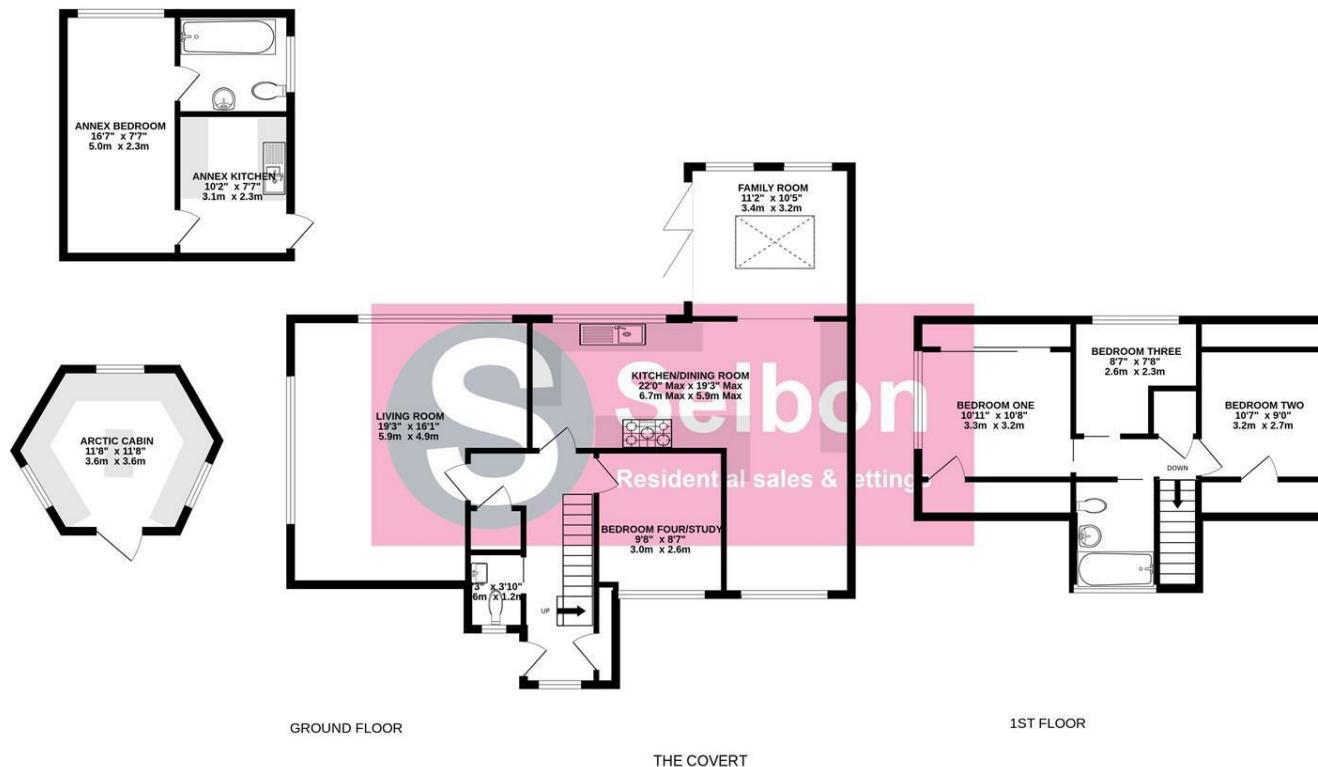






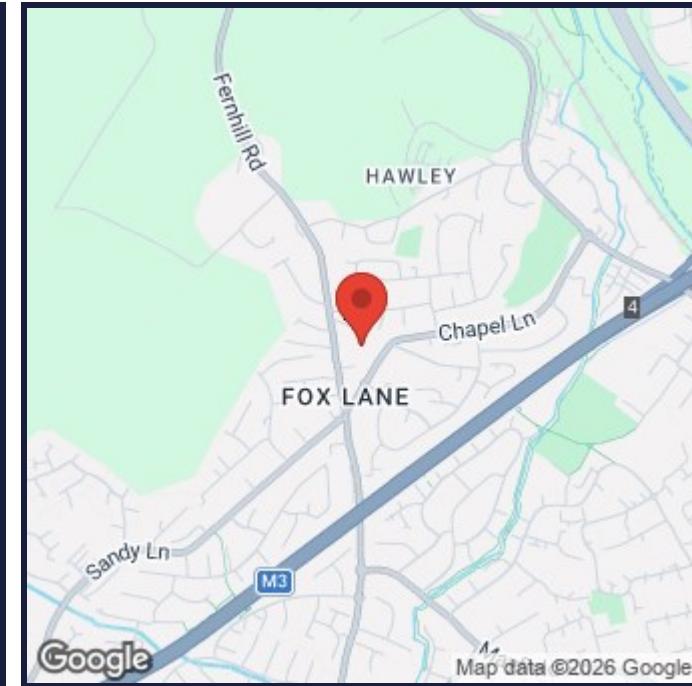


## Floor Plans

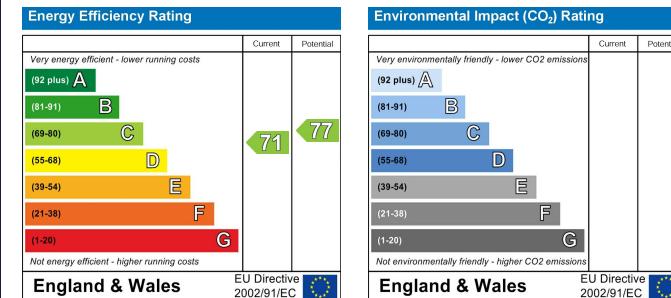


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

## Council Tax Band: E

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