



**Selbon**

Residential sales & lettings

Highfield Road, Farnborough,  
Hampshire, GU14 0EB  
Offers over £450,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- Three Bedroom Semi-Detached Family Home
- Kitchen With Ample Storage, Fitted Appliances And Side Access
- Modern En-Suite Shower Room To Principal Bedroom
- Patio/Lawn Rear Garden With Shed And Side Access
- Close To Schools, Shops And Cove Green Recreation Ground
- Downstairs Cloakroom
- Generous 26 Foot Living/Dining Room With French Doors Onto The Garden
- Fitted Wardrobes In Bedroom One And Two
- Driveway Parking For Two Vehicles
- Approximately 0.9 Miles Distance To Farnborough Train Station

Selbon Estate Agents are delighted to welcome to the market this well presented three bedroom semi-detached family home, located within a popular location within Cove, Farnborough.

Stepping inside, the hallway gives access to a downstairs cloakroom, kitchen, living dining room and stairs to the first floor. The front aspect kitchen suite has a range of base level and wall mounted storage cupboards, oven with a four burner gas hob and extractor fan and a fitted fridge freezer, and also benefits from a side access door linking the front and rear of the home. The rear aspect living/dining room boasts approximately 26 feet of reception space and features additional storage cupboard and French doors onto the rear garden.

The location is excellent for local schooling and is currently in the catchment area for: Tower Hill Community School and Cove Secondary School.

Upstairs there is three well sized bedrooms, with bedrooms one and two having fitted wardrobes too. The principal bedroom leads through to an contemporary en-suite shower room suite with a WC, wash basin, extractor fan and a corner glass panelled shower cubicle. The landing also gives access to the family bathroom suite, an airing cupboard and the loft which is fitted with a ladder and lighting.

The rear garden is laid to lawn with a patio surrounding the property, ideal for al fresco dining. There is also a storage shed located in the corner of the garden. To the front of the home there is off street parking for two vehicles.

Highfield Road is located in a convenient spot for the amenities of Cove, with a nearby Tesco Express, hairdressers, barbers, doctors surgery, nursery, café and Cove Green Recreation Ground. Farnborough Main Train Station is approximately 0.9 miles away, popular amongst commuters for it's mainline access in London Waterloo. The nearby Town Centre a range of supermarkets, a retail park, cinema and general shopping stores, making Farnborough an excellent family location.









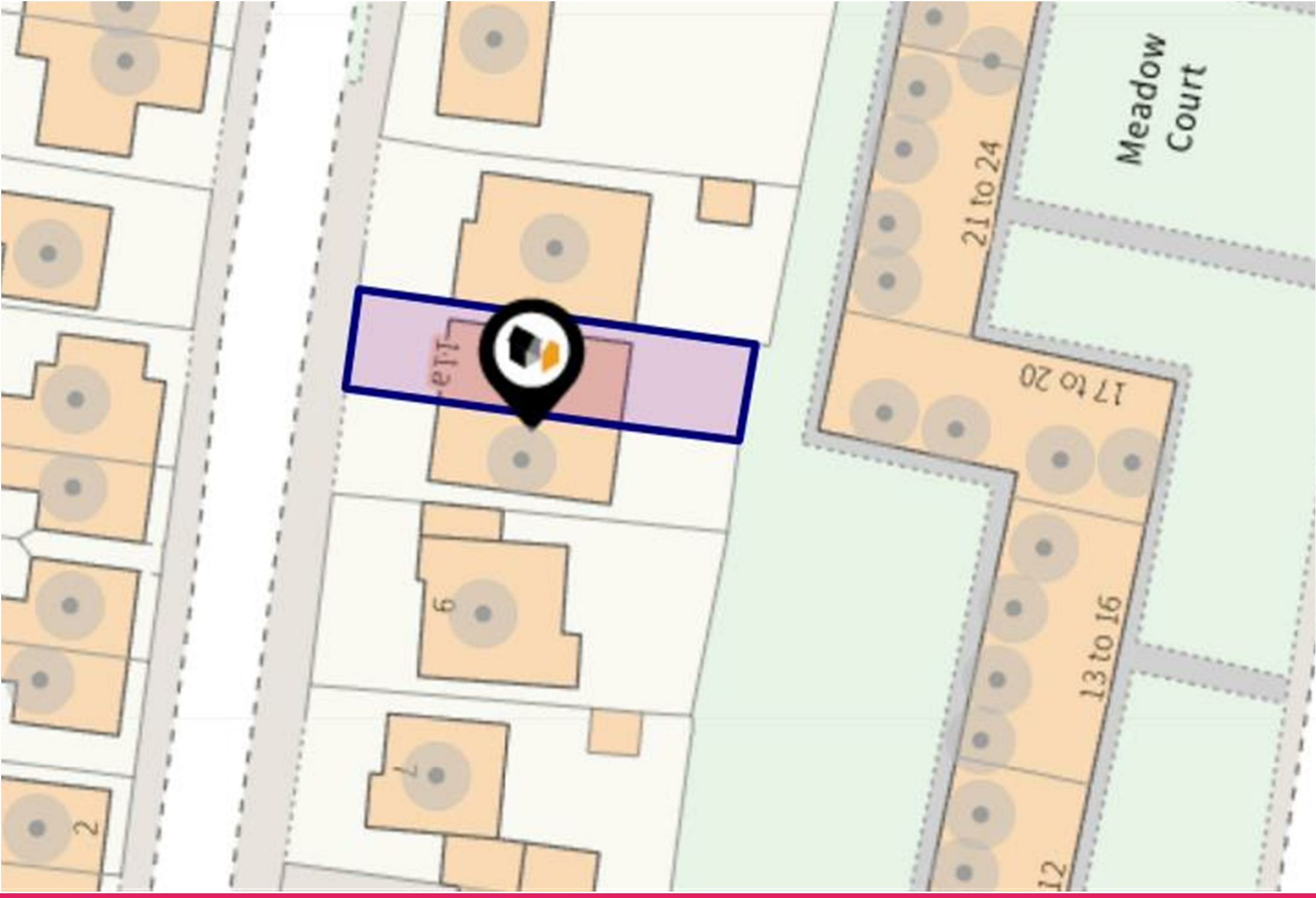




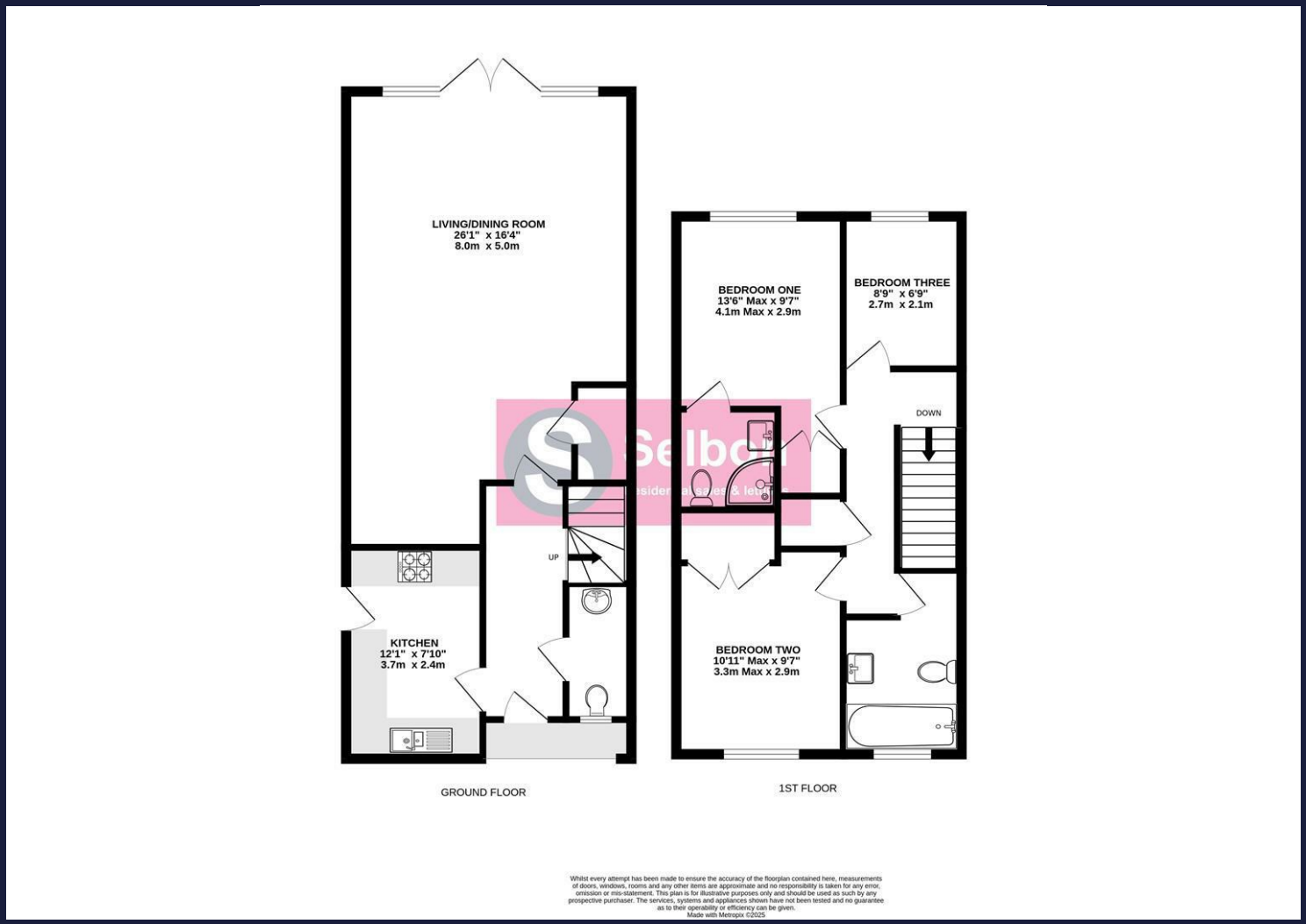




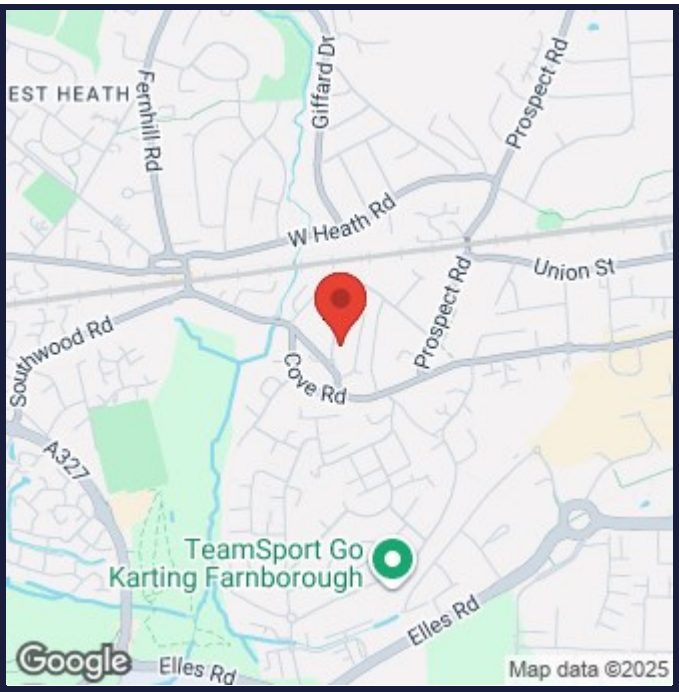




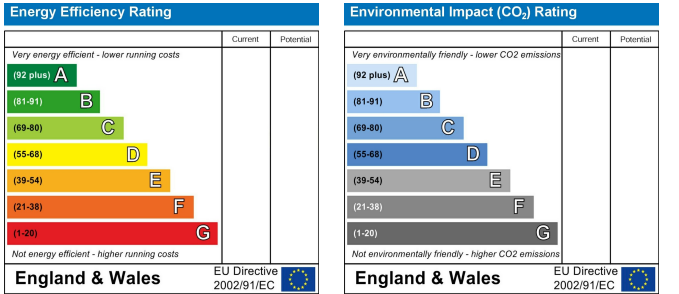
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: D