



**Selbon**

Residential sales & lettings

Fernhill Road, Farnborough,  
Hampshire, GU14 9EW  
Offers over £500,000 Freehold

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**01252 979300**  
Selbonproperty.co.uk



- Three Bedroom Detached Family Home
- Living Room, Dining Room And Conservatory
- Spacious Bathroom Suite With Wall Mounted Shower
- Driveway For Multiple Vehicles
- Non Estate Location
- Downstairs Cloakroom
- Modern Fitted Kitchen With Fitted Appliances
- Rear Garden Approximately 70ft Long
- Garage With Power And Lighting
- Close To Shops And Schools

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

Stepping inside, the hallway offers understairs cupboards, access to the downstairs WC, kitchen and living room and stairs to the first floor. The living room flows through into a dining room which has been open up with the conservatory, meaning all the reception rooms over look the rear garden. The modern fitted kitchen suite features a sink with draining area, induction hob, oven, extractor fan, fridge freezer, dishwasher and a washing machine, and also has a side access door onto the side of the property.

The current school catchment areas include: The Ferns Primary Academy and Bohunt Farnborough.

The upstairs landing gives access to three well sized bedrooms, with the principal bedroom benefitting from fitted wardrobes. The family bathroom offers ample sideboards and storage cupboards, WC, wash basin and a panelled bathtub with wall mounted shower.

The rear garden is approximately 70ft in length and is mainly laid to lawn with a patio meeting the property and a pathway stretching to an al fresco dining area. There is several pine trees to the rear and side access gate beside the home. The driveway offers parking for multiple vehicles, leading up to a garage with power and lighting.

There is a parade of local shops and amenities, and Hawley Woods nearby. The town centre is approximately 2.4 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.

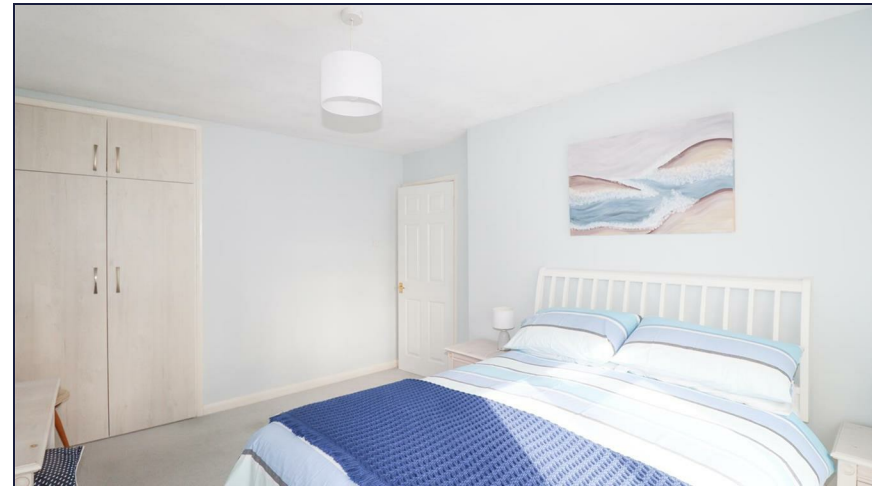
Early viewings are highly advised to avoid disappointment.







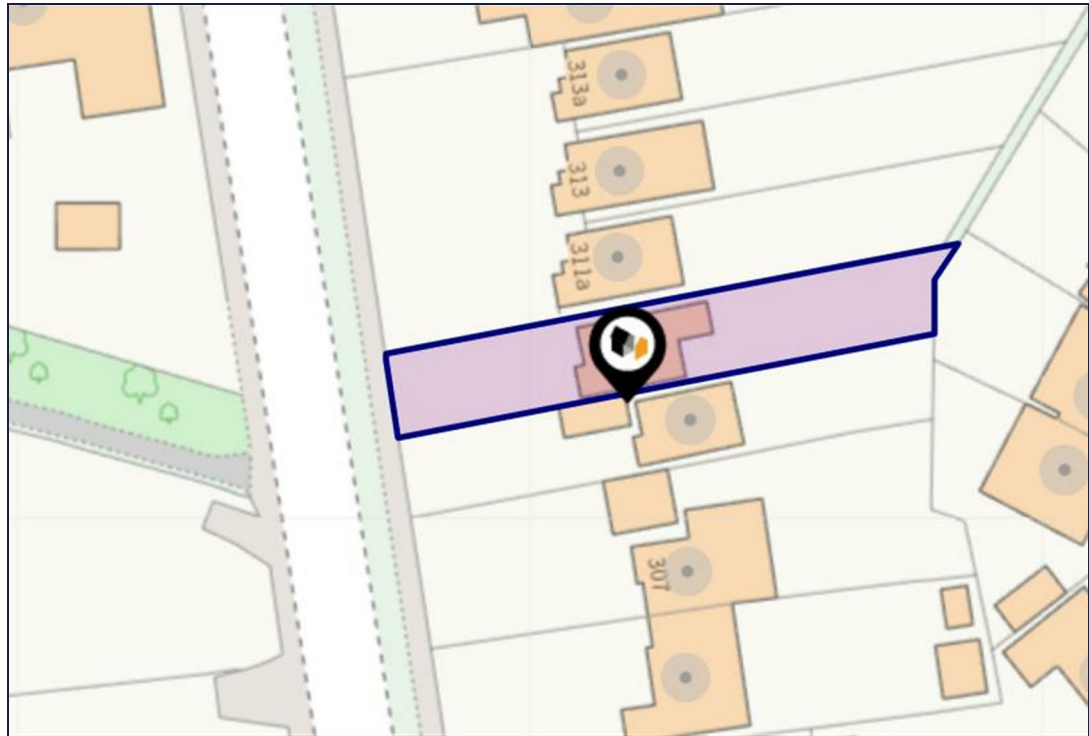










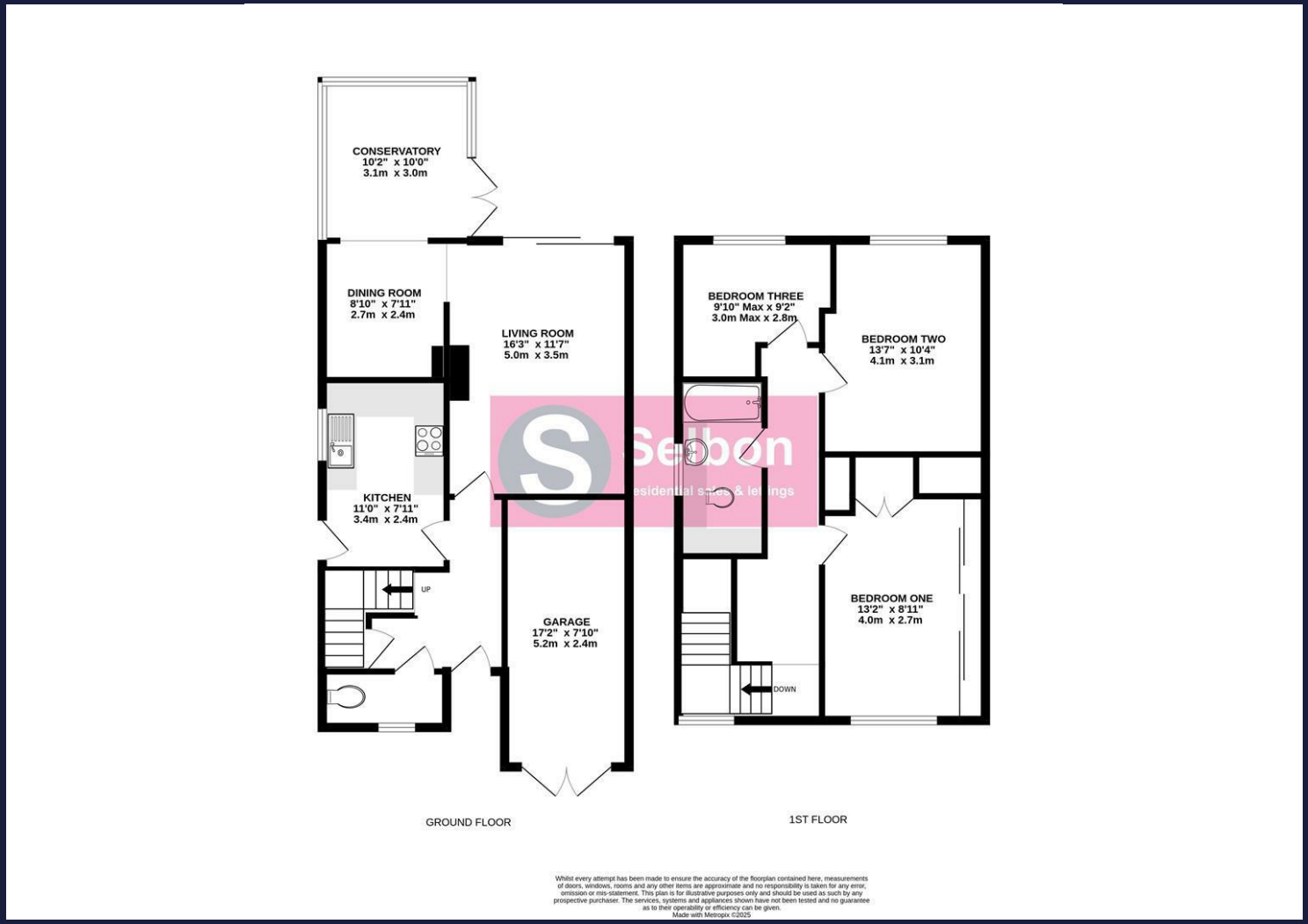








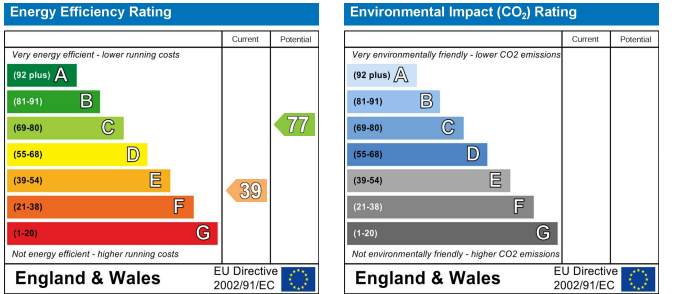
Floor Plans



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: E