



**Selbon**

Residential sales & lettings

Fernhill Road, Farnborough,  
Hampshire, GU14 9EW  
Offers over £650,000 Freehold

 3  1  2  C

**01252 979300**  
Selbonproperty.co.uk



- Three Bedroom Detached Chalet Bungalow
- Kitchen With Side Access And Ample Storage
- Spacious Loft Room With W.C.
- Driveway For Multiple Vehicles
- Cabin/Bar And Gym To The Rear Of The Garden
- Open Plan Living/Dining Room In Excess Of 27ft In Length
- Two Ground Level Double Bedrooms
- Generous Garden Plot
- Triple Garage With Lighting, Power And Inspection Pit
- Close To Schools, Shops And Other Local Amenities

Selbon Estate Agents are delighted to welcome to the market this well presented three bedroom detached bungalow, located in a non estate location and sat on a generous plot.

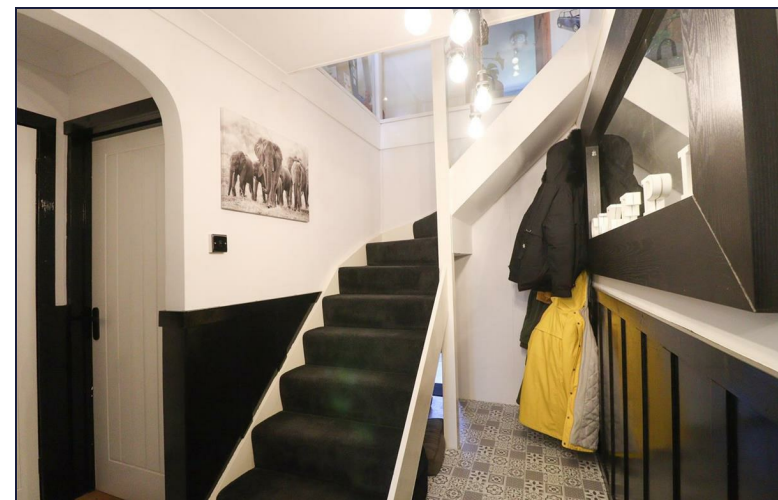
The School catchments for this area currently include: The Ferns Primary Academy and Bohunt Farnborough.

Stepping inside, the well presented hallway gives access to two bay fronted, front aspect double bedrooms, a storage cupboard and a modern tiled bathroom suite with wash basin, WC, bathtub with shower screen and wall mounted shower and ample storage. The dual aspect, open plan living dining room is over 27ft. in length and offers patio doors onto the rear garden. The kitchen/breakfast room benefits from a range of base level and wall mounted storage cupboards, a fitted oven/grill combination, a four burner gas hob with wall mounted extractor fan, dishwasher, side access door and plenty additional appliance space.

Upstairs you'll find a third bedroom with eaves storage, W.C. and loft room, ideal for a hobbies room.

Outside, there is a driveway for multiple vehicles to the front. To the side of the property, through the barn style gate there is additional parking which runs past the mainly laid to lawn rear garden, up to a triple garage which benefits from power, lighting and even an inspection pit. Also at the end of the garden you'll find a gym and a cabin which is currently being used as a bar, ideal for outdoor entertaining.

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.







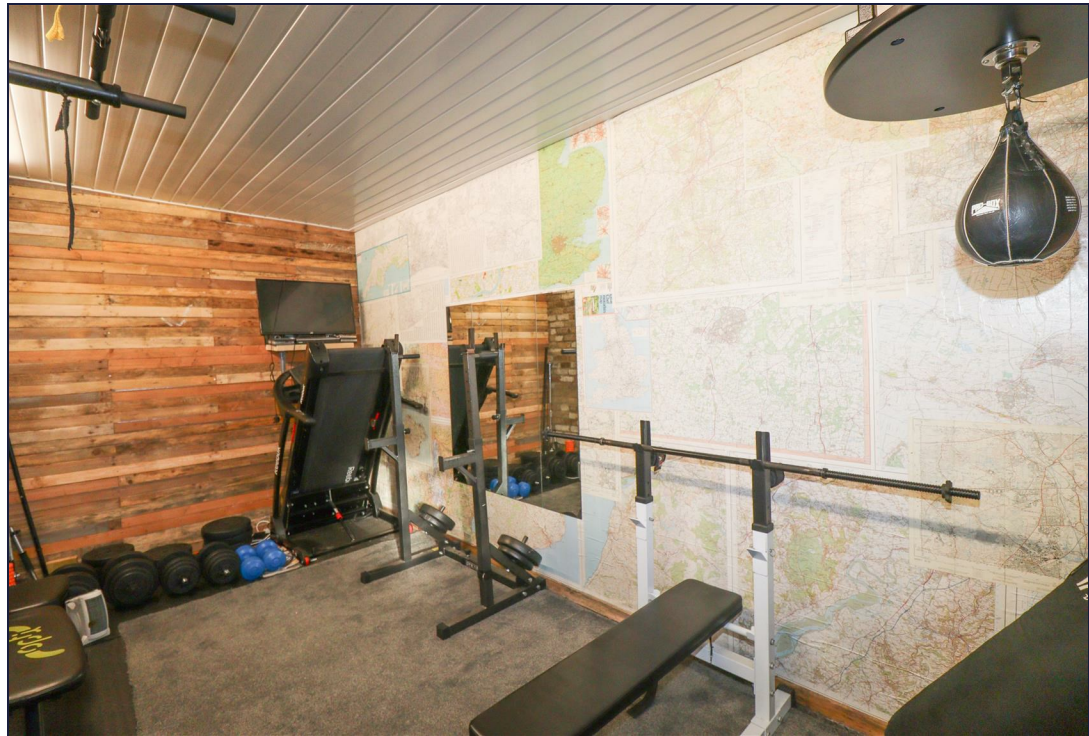




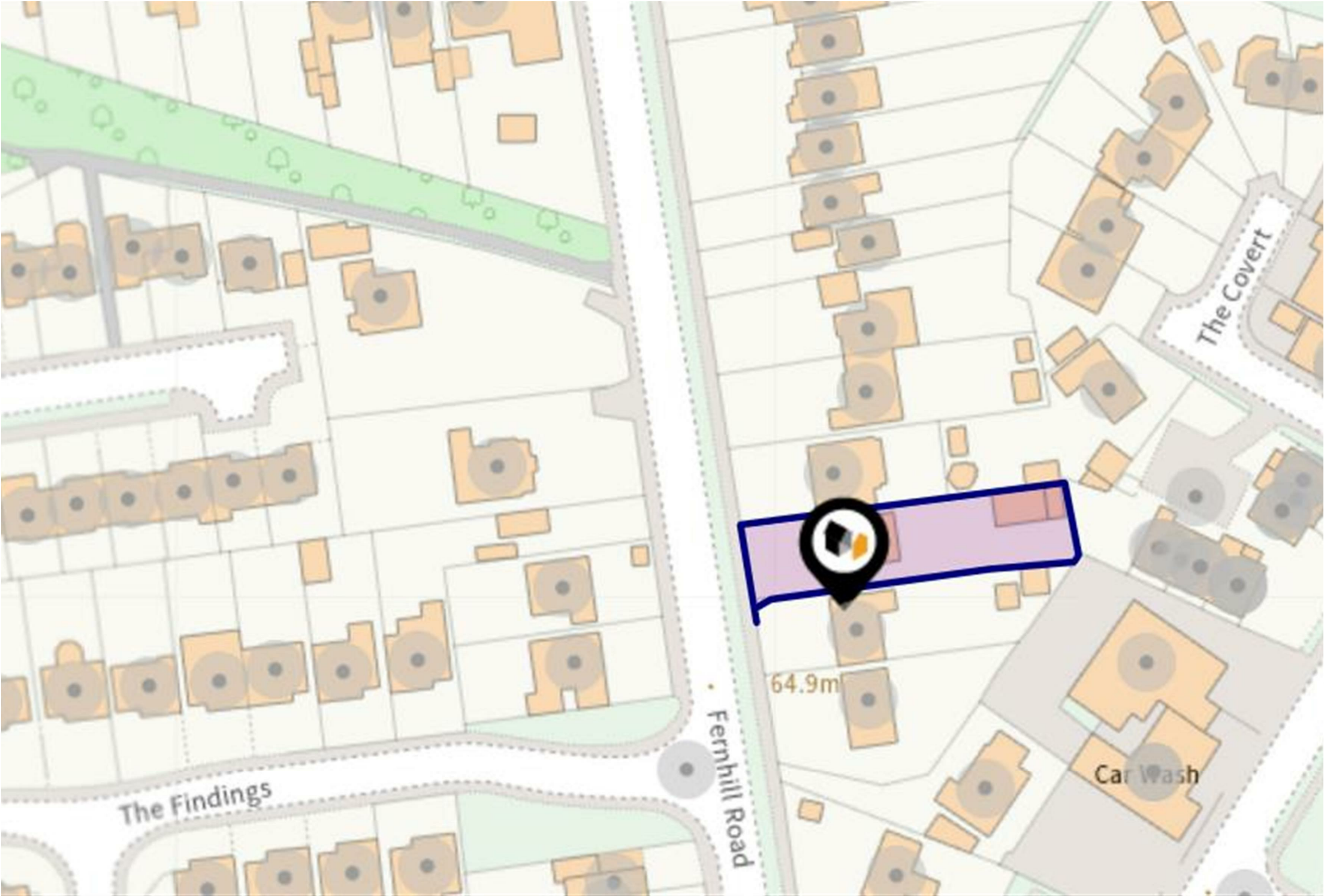




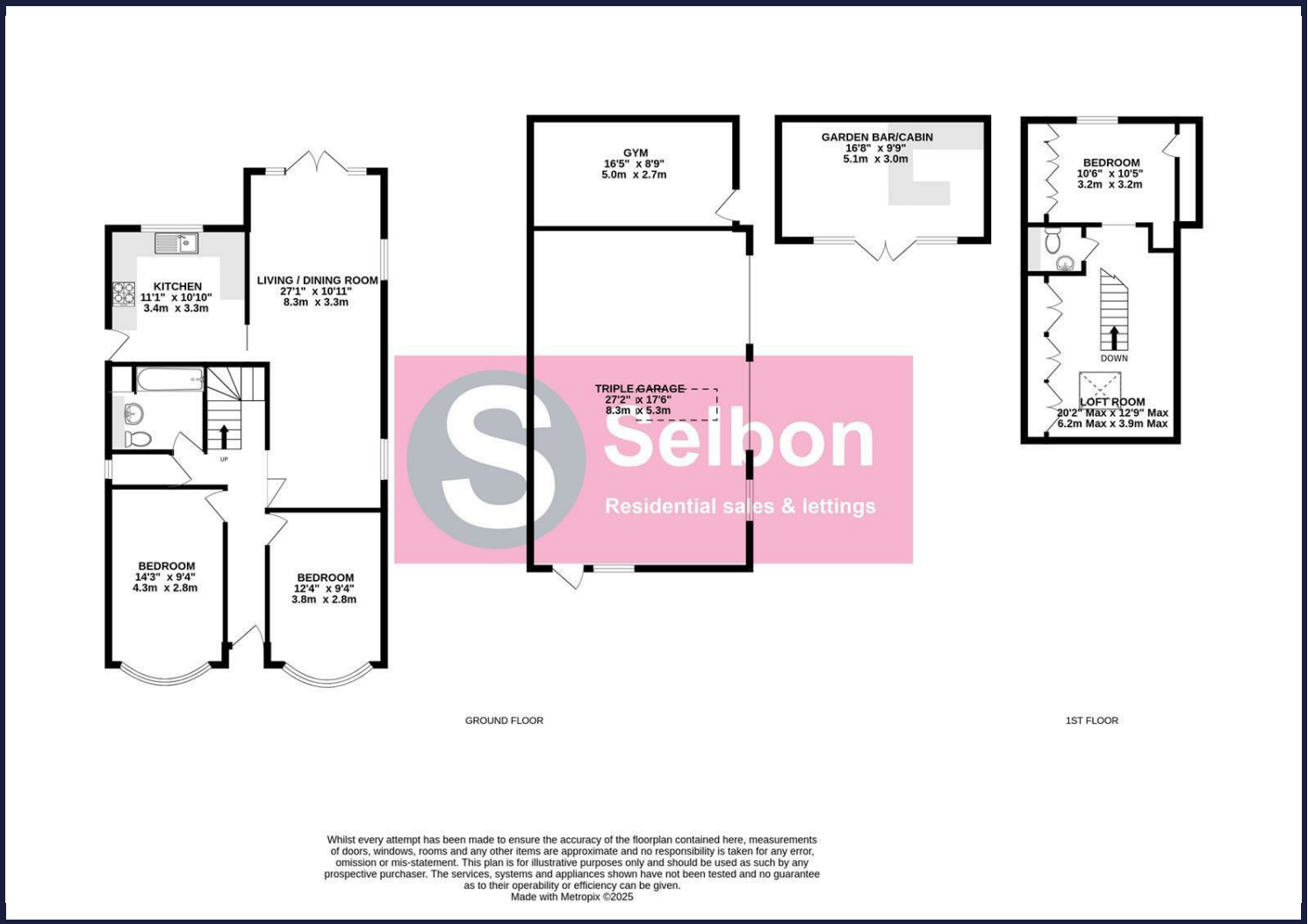








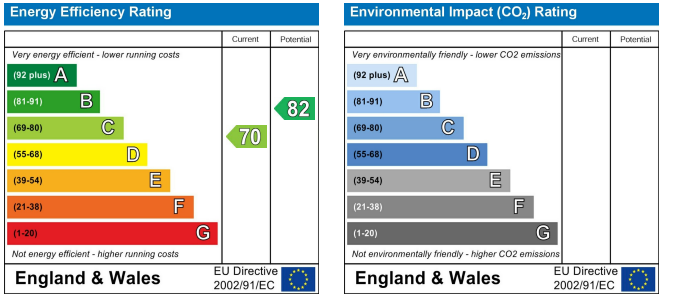
Floor Plans



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