



- Three Bedroom Semi-Detached Family Home
- Kitchen With Integrated Appliances
- Kitchen/Dining Room With French Doors To Garden
- Rear Garden With Side Access Gate
- Garage With Electric Folding Door, Power And Lighting
- Downstairs Cloakroom
- Ample Storage Cupboards Throughout The Home
- Principal Bedroom And Bedroom Two With Fitted Wardrobes
- UPVC Double Glazed Windows And Gas Central Heating Throughout
- Well Regarded Charles Church Built Development

Selbon Estate Agents are delighted to welcome to the market this three bedroom semi-detached family home, located within the popular Barnsley Park development in Farnborough, built by well regarded house builder Charles Church.

The current school catchment areas include: Parsonage Farm Infant School, Guillemont Junior School and Cove Secondary School. For the commuter Farnborough mainline train station is approximately 2.3 miles distant and a wealth of local amenities are within easy reach.

On entering the property you'll find yourself in a hallway with stairs to the first floor and access to a downstairs cloakroom, kitchen and living/dining room. The front aspect kitchen is equipped with ample wall mounted and base level storage cupboards, gas oven and five burner hob with overhead extractor fan, whilst also offering an integrated fridge freezer and dishwasher.

The rear aspect living room features an under stairs storage cupboard and French doors giving access to the rear garden.

Stepping upstairs onto the landing you'll find a storage cupboard and airing cupboard, as well as access to the shower room. This three piece suite features a walk-in corner shower cubicle with mains fed shower, WC, vanity wand wash basin and a heated towel rail.

Upstairs there is also three bedrooms, with the main bedroom and bedroom two benefitting from fitted double wardrobes.

The rear garden is mainly laid to lawn with a patio meeting the property, all enclosed by panel fencing, and a side access gate which take you out beside the garage.

The garage has an electric folding door. Inside it is equipped with power and lighting, with parking available in front of the garage.

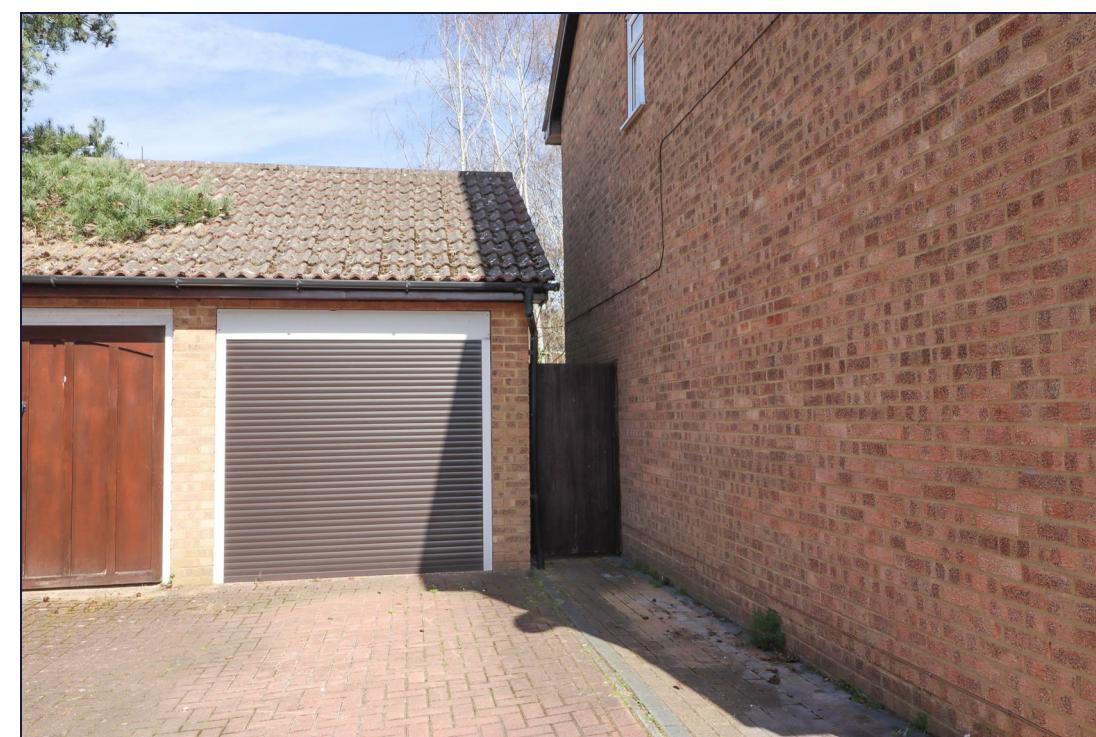
Other notable features in this home include UPVC double glazed windows, wood laminate flooring through the majority of the downstairs accommodation, and gas central heating.



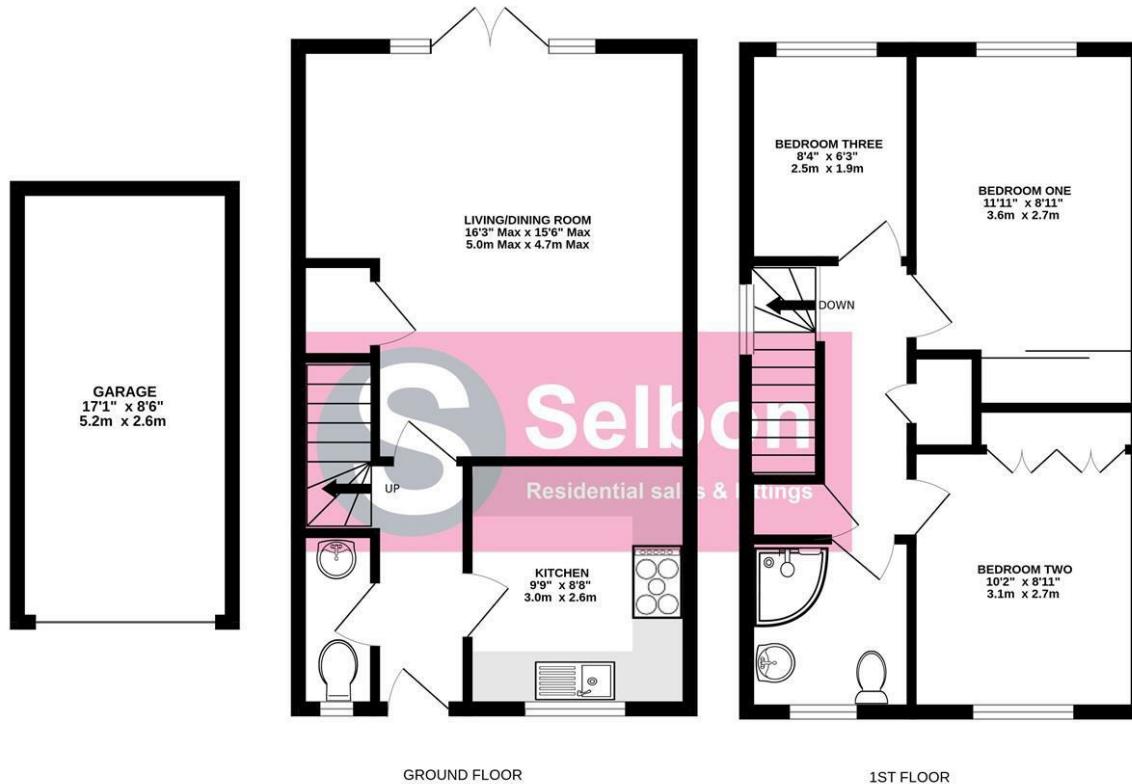






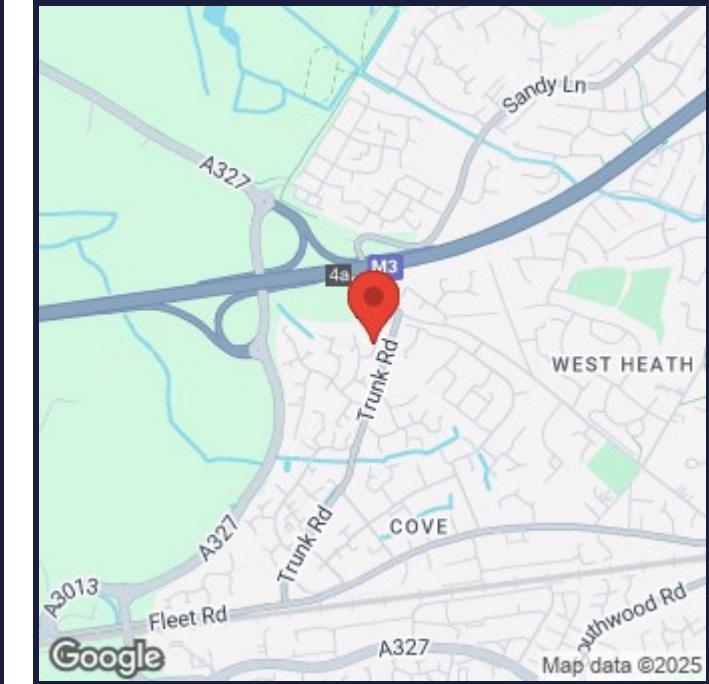


Floor Plans

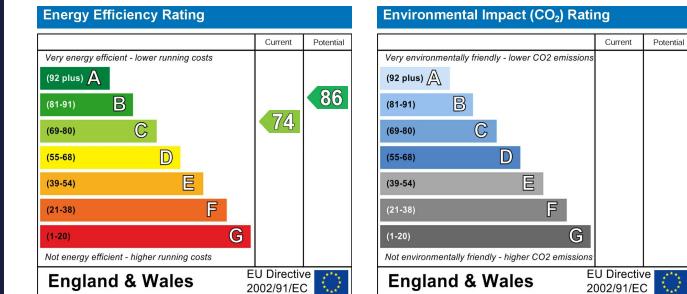


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Council Tax Band: D