



Selbon

Residential sales & lettings

Ash Tree Close, Farnborough,
Hants, GU14 0QP

Offers in excess of £400,000 Freehold



01252 979300

Selbonproperty.co.uk

- Semi Detached Home
- Lounge, Dining Room & Conservatory
- 3 Bedrooms
- Gas Radiator Heating & Some Air Conditioning
- Garage & Driveway
- Entrance Hall
- Kitchen
- Family Bathroom
- Enclosed Rear Garden
- Cul De Sac Location

Selbon Estate Agents are delighted to offer this semi detached family home to the market, conveniently located in a cul de sac, on the ever popular Southwood development, in Farnborough.

An ideal home for a young family with easy access to local schools but the property would also appeal to those downsizing as well, wanting a lock up and go home.

The property is accessed via the front garden and driveway with a double glazed front door leading to the entrance hall with stairs to the first floor landing and a door leading to the front aspect lounge, which in turn has open plan access to the dining room.

The dining room has sliding patio doors to the conservatory, which has a utility area with work surfaces and space and plumbing below for a washing machine and tumble drier. There are doors to the kitchen from the dining room and conservatory with the kitchen offering a range of storage units, work surfaces and appliance space.

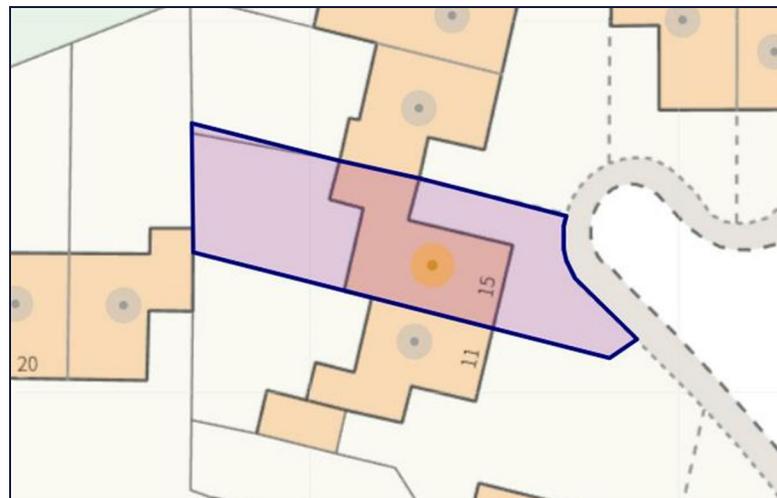
The first floor landing has an airing cupboard, access to the loft, as well as doors leading to the 3 bedrooms and a bathroom with a white suite. The main bedroom has built in wardrobes.

The property further benefits from gas central heating, air conditioning to 2 bedrooms & conservatory, double glazed windows, an open plan front garden, enclosed rear garden, an attached garage with electric door and driveway parking for 3 cars.

Southwood, a suburb of Farnborough and the property is within proximity of a supermarket, doctors & dentist surgeries, community centre, school, a restaurant, two pubs, cricket club, football club, Southwood woodland and nature reserve.

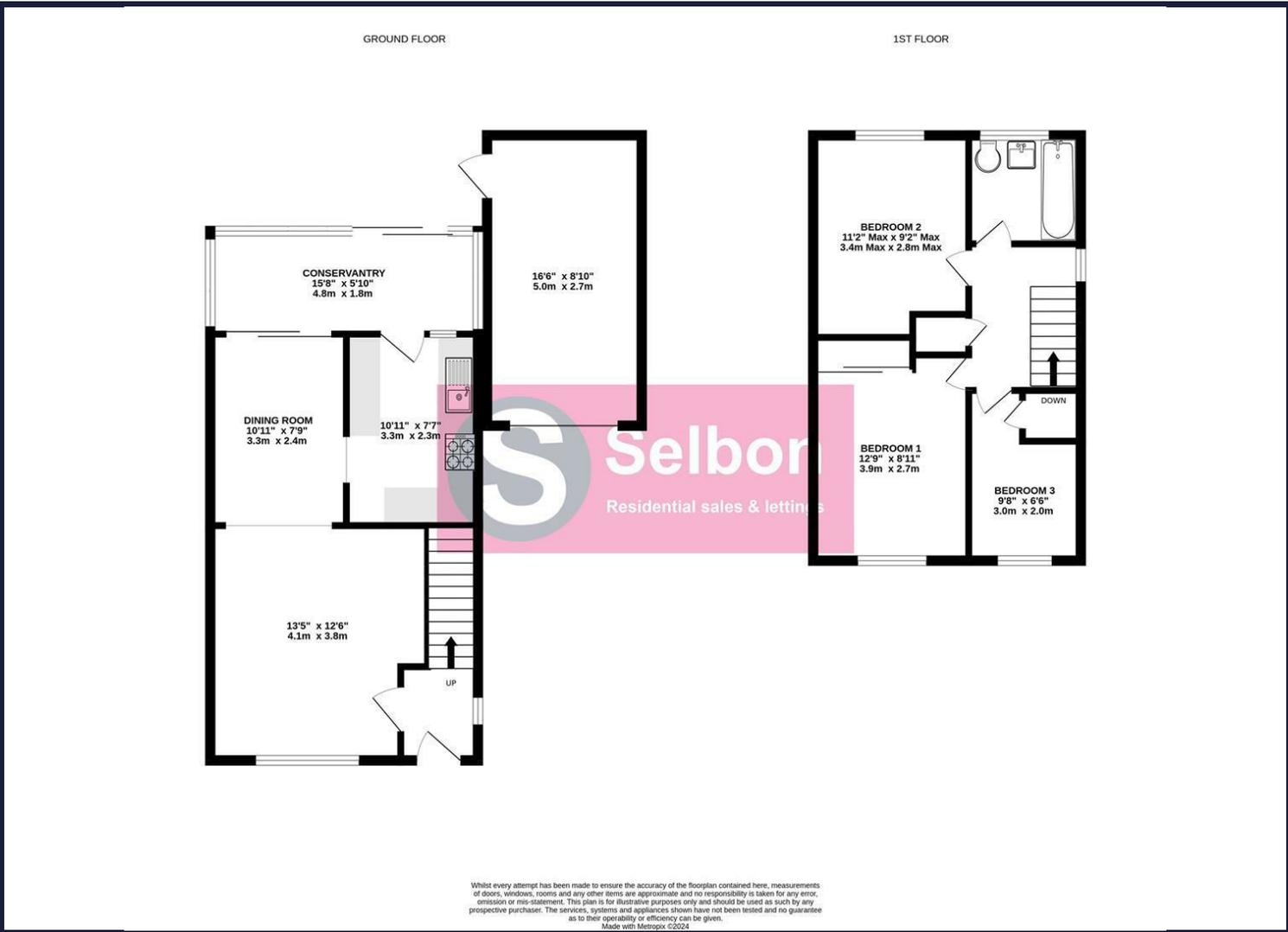
Farnborough is set in an ideal location for the commuter with excellent rail, road and general transport networks; Farnborough mainline station will take you into London Waterloo in under 40 minutes and there is access to the M3 bringing Farnham, Fleet, Basingstoke and Camberley within easy reach.

We highly recommend an early viewing to appreciate the features of the home.

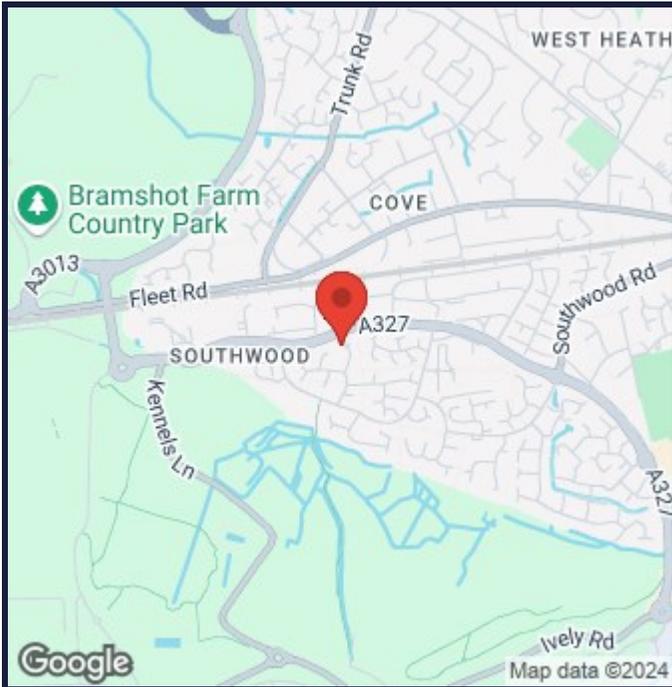




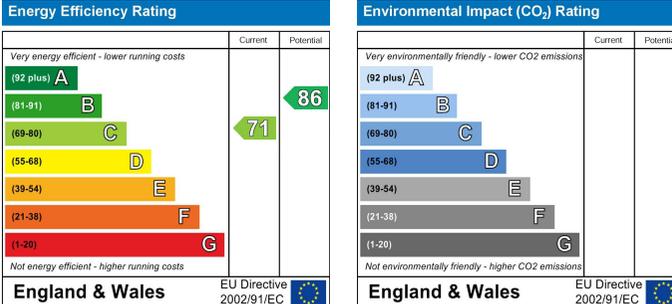
Floor Plans



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

Council Tax Band: D

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