



- Three Bedroom Semi-Detached Home
- Two Reception Rooms
- En-Suite Shower Room and Family Bathroom
- Southerly Aspect Rear Garden
- Located On The Popular Sun Park Development
- Entrance Hallway And Cloakroom
- Kitchen With Fitted Appliances
- Fitted Wardrobes In Bedroom One And Two
- Driveway Parking
- Close To Hawley Woods

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached home, constructed in 2016 by renowned builder Bellway Homes, situated on the popular Sun Park development in Farnborough and offered to the market with no onward chain.

The property is an ideal family home for those looking for modern and contemporary living space with the addition of a garage conversion, offering a further reception room, lending itself to a family room, office or playroom.

The current school catchment areas include: Pinewood Infant School, Guillemont Junior School and Bohunt Farnborough. For the commuter Farnborough mainline train station is under three miles distant and a wealth of local amenities are within easy reach.

On entering the property you are welcomed into an entrance hallway with stairs to the upper floor, a downstairs cloakroom, a modern kitchen with a range of eye and base level cupboard and drawer units, integrated appliances including; oven, hob with extractor hood, dishwasher, fridge freezer and a washing machine. The kitchen is finished with a porcelain tiled floor.

The 15ft living room has a storage cupboard and French doors to the garden, there is open plan access to the family room. (The family room has been converted by the current owners from the original garage).

The first floor boasts three bedrooms, the main bedroom has an en-suite shower room and there is a family bathroom with a white suite. Bedroom One and Two also benefit from fitted wardrobes.

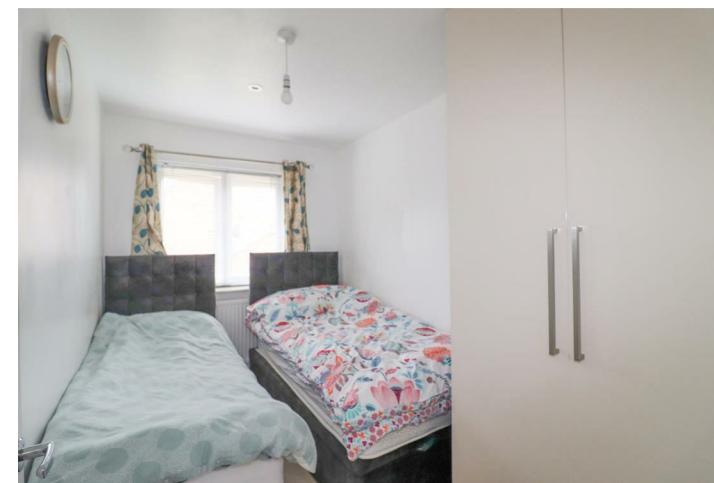
The southerly aspect rear garden is laid to lawn with a patio area immediately to the front of the garden, as well as rear access.

Further benefits include gas radiator heating, double glazed windows, driveway parking for one vehicle.

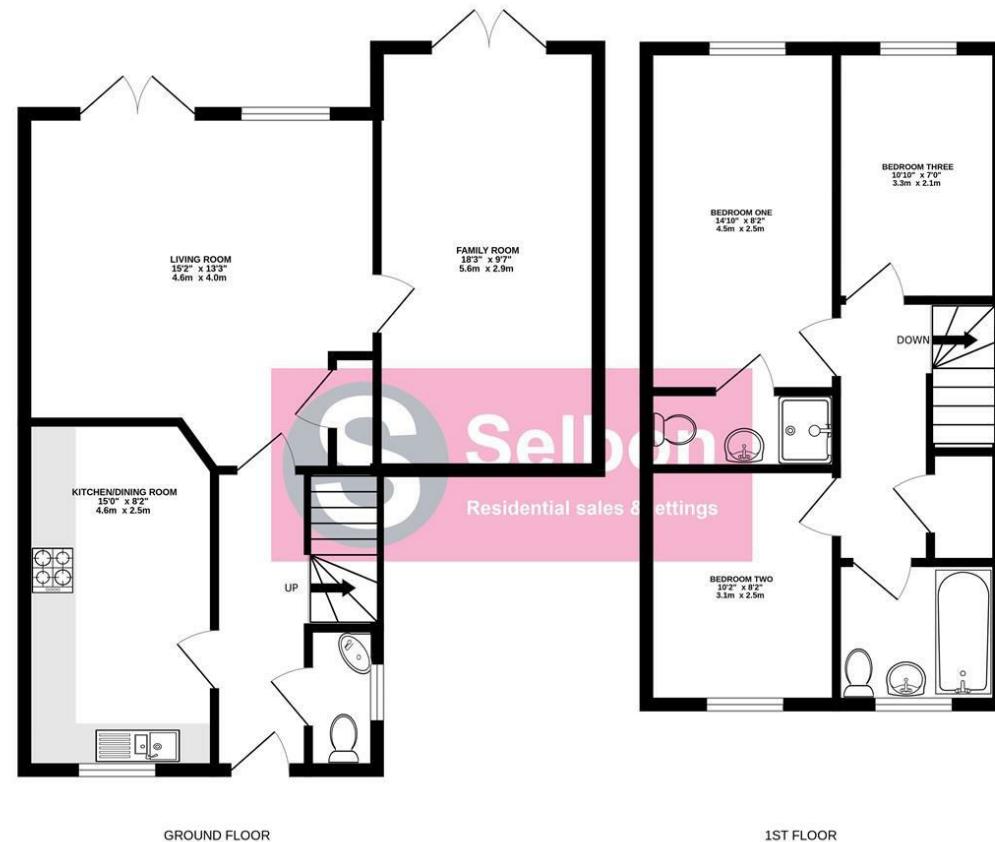
We are advised there is a service charge of £270 -£300 per annum.

We would highly recommend an early viewing to fully appreciate this fine home and to avoid disappointment



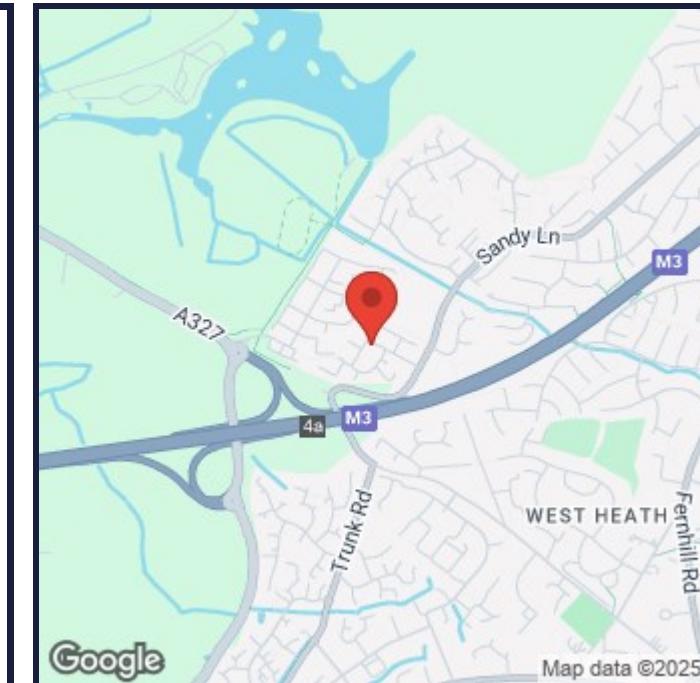


Floor Plans

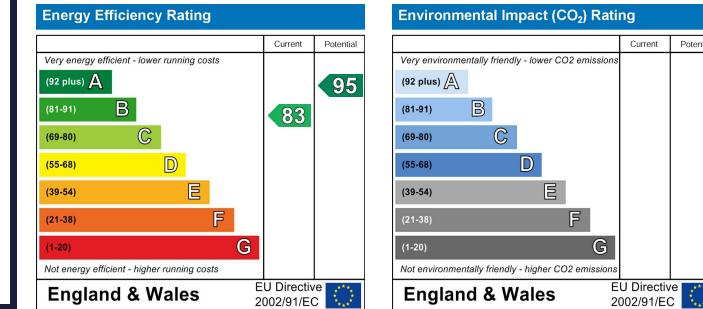


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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