



11 Hinstock Close, Farnborough, GU14 0BE

Guide price £500,000

3 3 2 D



Guide price £500,000

# 11 Hinstock Close

Farnborough, GU14 0BE

- Three Bedroom Family Home
- Outstanding Kitchen/Dining Room
- Beautiful Garden Room/Conservatory
- Downstairs W/c
- Stunning Decorative Condition
- Separate Lounge & Family Room
- Ensuite To Bedrom One
- Close To Mainline Train Station & Town Centre

Tucked Away, Yet Wonderfully Connected.

Welcome to this beautifully presented three-bedroom family home, quietly nestled in a peaceful cul-de-sac just moments from the mainline station and vibrant town centre—offering the perfect blend of tranquillity and convenience.

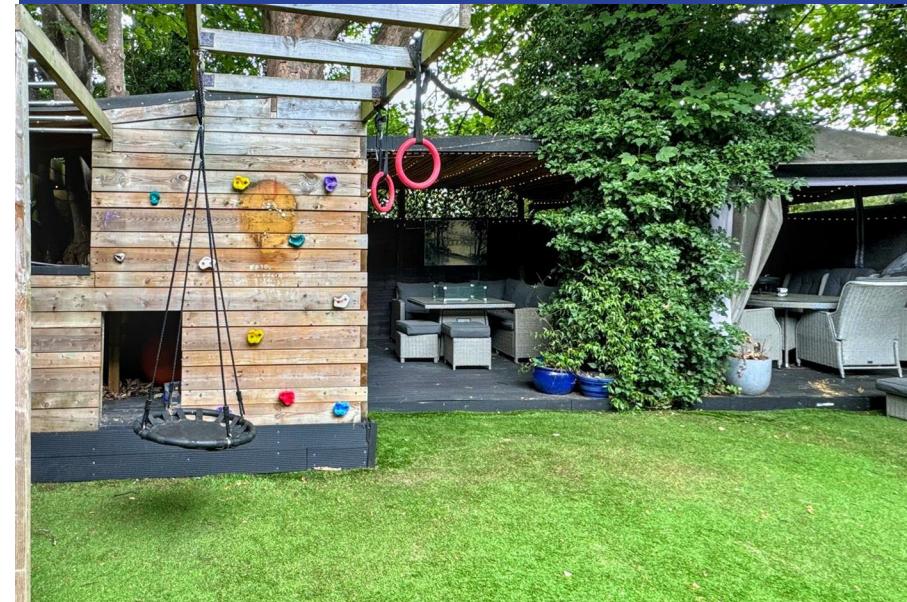
Inside, the ground floor unfolds with a stylish kitchen/diner, ideal for entertaining or relaxed family meals. A separate lounge and additional family room provide flexible living space, while a full-width conservatory opens onto a secluded rear garden. A practical utility room and downstairs cloakroom add to the home's everyday ease.

Upstairs, the first floor continues to impress with three generous double bedrooms, including a principal bedroom with en-suite shower room. A well-appointed family bathroom and a dedicated office space complete the layout, offering comfort and functionality in equal measure.

Outside, the property offers scope to extend or convert the garage (STPP), giving you room to grow as your needs evolve.

Located within easy reach of sought-after schools, local shops, and everyday amenities, this is a home that truly ticks all the boxes.

A rare opportunity in a highly desirable location—early viewing is strongly recommended. Book yours today and start imagining the lifestyle this home could offer.



## Entrance Hall

## Lounge

20'6x15'5 (6.25mx4.70m)

## Kitchen/Diner

9'4x8'6 (2.84mx2.59m)

## Family Room

29'6" x 29'6" x 19'8" x 6'6" (9'9 x 6'2)

## Utility Room

23'8x8'8 (7.21mx2.64m)

## Conservatory

## Downstairs Cloakroom

## Sauna

## First Floor

14'6x9 (4.42mx2.74m)

## Bedroom One

12x10'7 (3.66mx3.23m)

## Ensuite

10'2x9 (3.10mx2.74m)

## Bedroom Two

## Bedroom Three



## Home Office

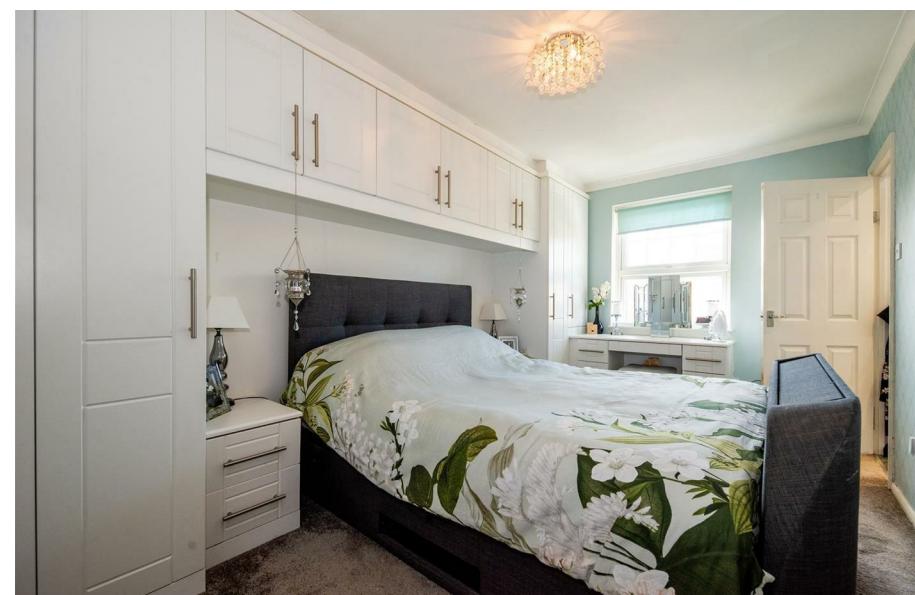
## Bathroom

## Outside

The garden is nothing short of extraordinary—crafted with outdoor living in mind. From hosting memorable barbecues in the custom-built outdoor kitchen to indulging in the opulent hot tub or finding tranquillity in the private sauna and shower area, this outdoor sanctuary provides an unparalleled experience.

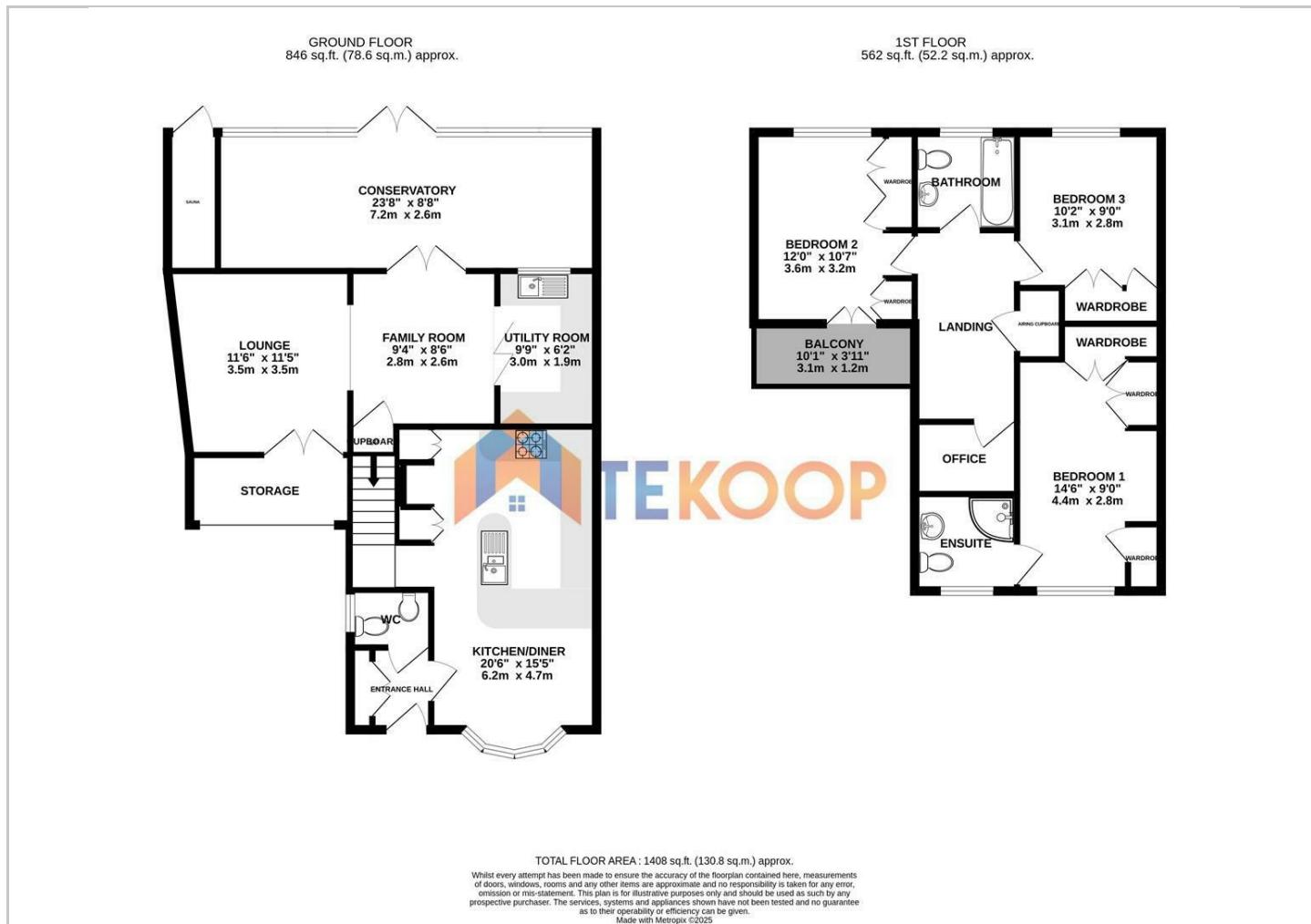
## Directions

Try "WHAT THREE WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; //ending.riders.cotton





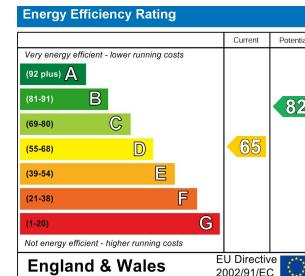
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.