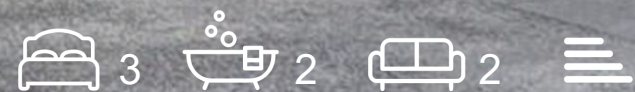




7 Yeovil Road, Farnborough, GU14 6LB

Guide price £450,000





7 Yeovil Road

Farnborough, GU14 6LB

- Detached three bedroom character home on a well-regarded residential road.
- Stylish kitchen with wooden worktops which opens into a beautiful conservatory.
- Family bathroom with corner bath and natural light.
- Private rear garden with lawn, planting and patio space.
- Bright sitting room with feature fireplace.
- Conservatory is beautifully open planned from the kitchen and doubles up as a relaxed dining room.
- Three good sized bedrooms.
- Driveway parking and easy access to schools, shops and rail links.

A distinctive three bedroom detached character home set along one of Farnborough's well-regarded residential roads. With generous living space, a mature garden and a warm, individual feel, this is a property that balances period charm with practical family living.

The ground floor features a welcoming sitting room with a feature fireplace ideal for entertaining or quiet evenings in. The kitchen is thoughtfully arranged with wooden worktops, integrated storage and a breakfast bar area for casual meals or prep space. The conservatory opens onto the garden, creating a relaxed spot for dining or morning coffee, there is also a three piece family bathroom with feature corner bath.

Furthermore the property offers three good size bedrooms and a separate WC. The layout offers flexibility for families, guests or home working, with natural light and character details throughout.

Outside, the rear garden provides a private, established setting with lawn, planting and space to unwind. The frontage offers driveway parking and enhances the home's kerb appeal.

Yeovil Road is well placed for local schools, parks, shops and transport links, with Farnborough town centre and mainline rail services within easy reach.

A charming detached home in a popular location, offering space, personality and a welcoming feel.



Entrance Porch

Lounge/Diner 19'3x15'2 (5.87mx4.62m)

Kitchen 12'1x9'2 (3.68mx2.79m)

Conservatory 11'8x9' (3.56mx2.74m)

Bathroom

Bedroom One 17'3x11'7 (5.26mx3.53m)

Bedroom Two 13'2x9'7 (4.01mx2.92m)

Bedroom Three 11'7x5'10 (3.53mx1.78m)

W/C

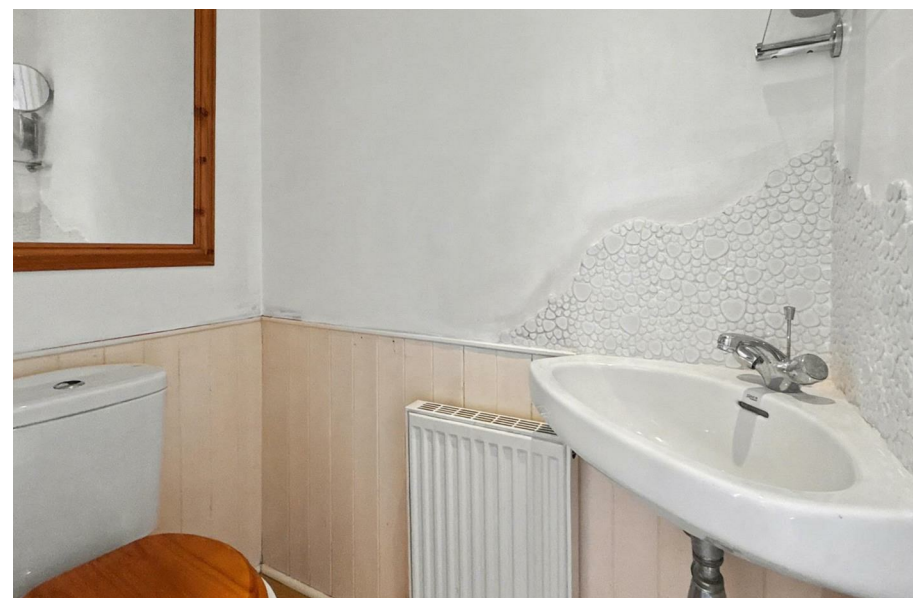
Outside

The rear garden offers a private, established setting with a level lawn bordered by fencing on both sides. There is ample space for outdoor seating, planting or family use, with a paved area at the far end with electric already established ready for another outbuilding. The garden enjoys good natural light throughout the day and presents a simple, low-maintenance layout ready for personal touches.



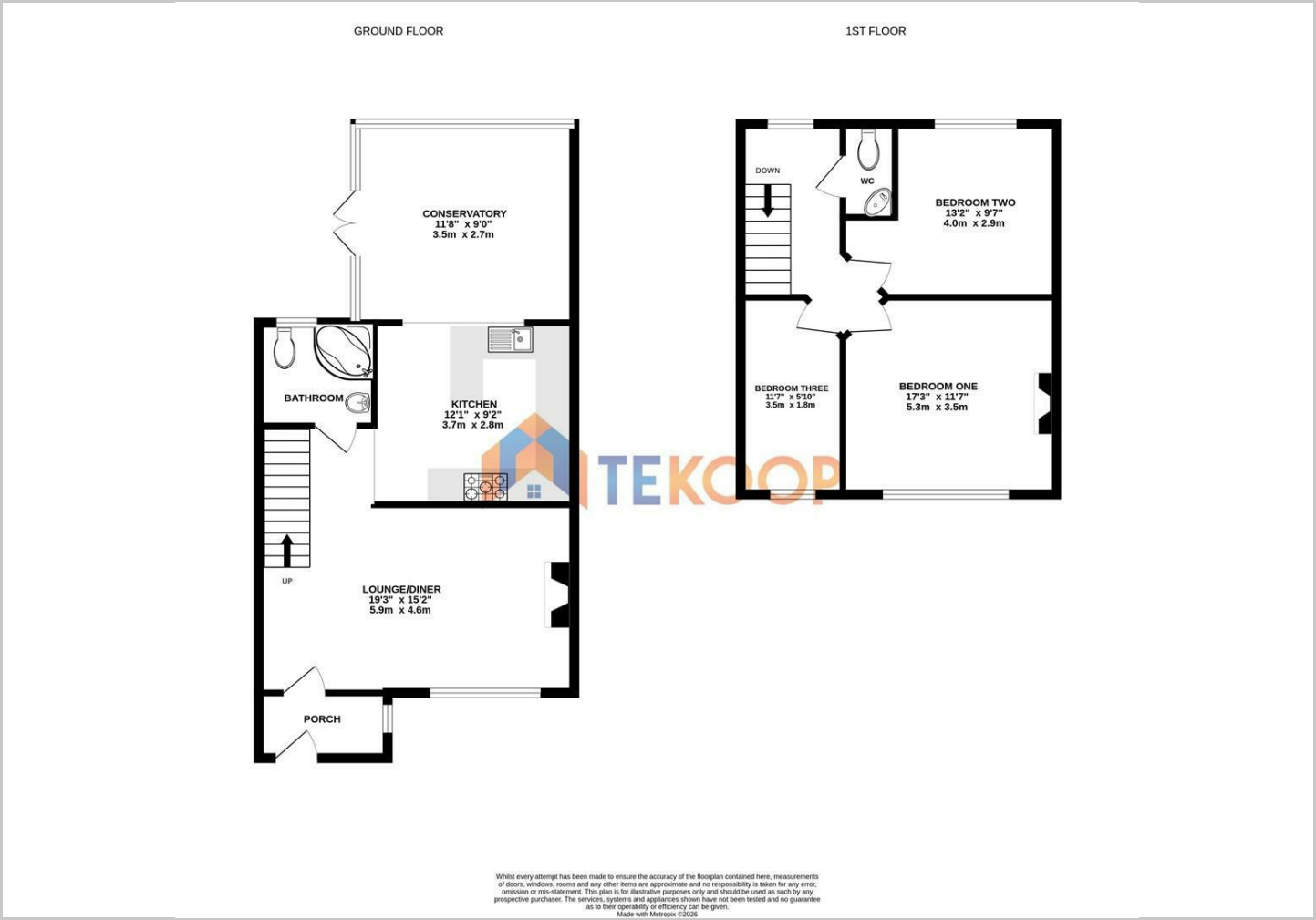
Directions

Try "WHAT3WORDS" 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; ///awards.chef.jobs

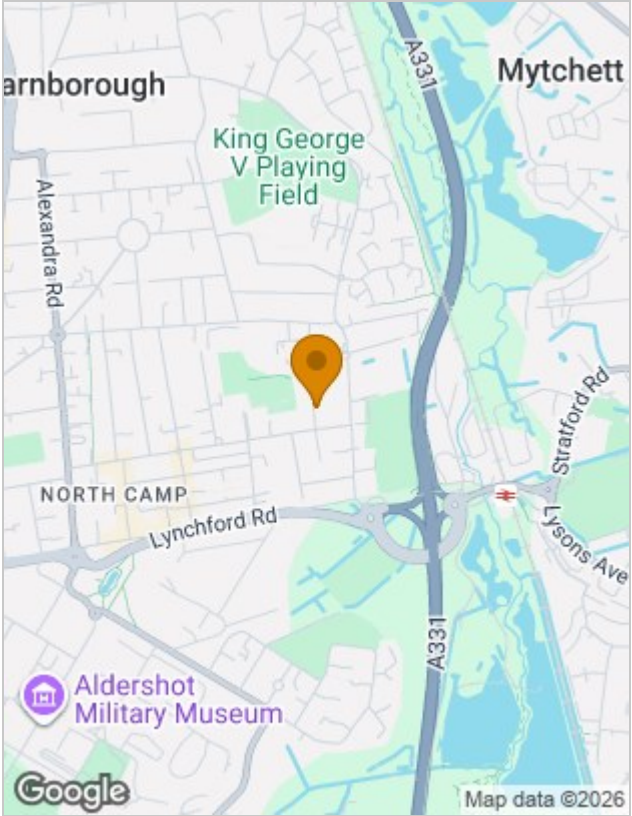




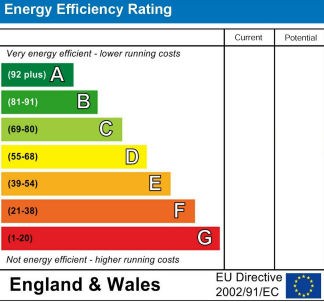
Floor Plans



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.