



79 Giffard Drive, Farnborough, GU14 8PZ

£250,000









# 79 Giffard Drive

## Farnborough, GU14 8PZ

- Two bedroom first floor maisonette
- Bright living room with good natural light
- Private rear garden with space to relax or entertain
- Close to local shops, schools and amenities
- Modern integrated kitchen with contemporary finish
- Well-presented décor throughout
- Contemporary bathroom
- Convenient access to Farnborough town centre and transport links

A well-presented two bedroom first floor maisonette offering modern interiors, a private rear garden and a convenient position close to local amenities.

The property has been thoughtfully updated, creating a bright and comfortable home ideal for first-time buyers, downsizers or investors.

The accommodation includes a spacious living room with good natural light and a modern integrated kitchen finished to a high standard. Two well-proportioned bedrooms are served by a contemporary bathroom, with the décor throughout creating a clean and welcoming feel.

Outside, the property benefits from its own private rear garden, offering a practical space for relaxing, entertaining or light gardening and off street parking. The handy location provides easy access to local shops, doctors, schools and transport links.

Farnborough town centre, major road connections and mainline rail services are all within easy reach, making this a well-connected home in a popular residential area.

£250,000



### Entrance Hall

**Lounge/Diner** 15'8x11'7 (4.78mx3.53m)

**Kitchen** 11'10x8'6 (3.61mx2.59m)

**Bedroom One** 11'11x 11 (3.63mx 3.35m)

**Bedroom Two** 11'1x7'5 (3.38mx2.26m)

### Bathroom

### Outside

The property benefits from a generous private rear garden, enclosed by timber fencing and offering a mix of lawn and patio. It's a practical and versatile garden suited to everyday use and entertaining.

### Garage & Parking





## 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; `///reflect.angle.listen`

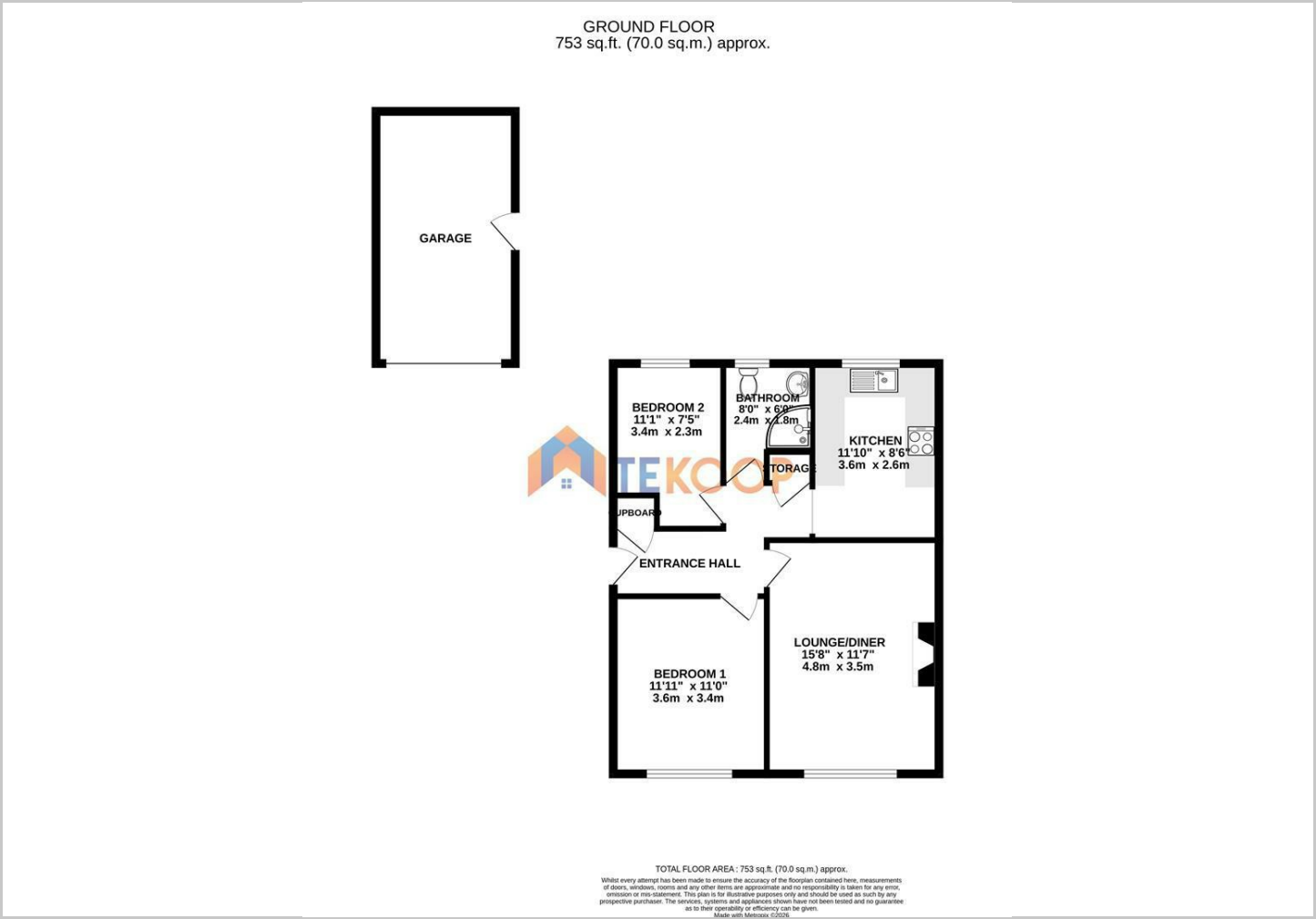








Floor Plans



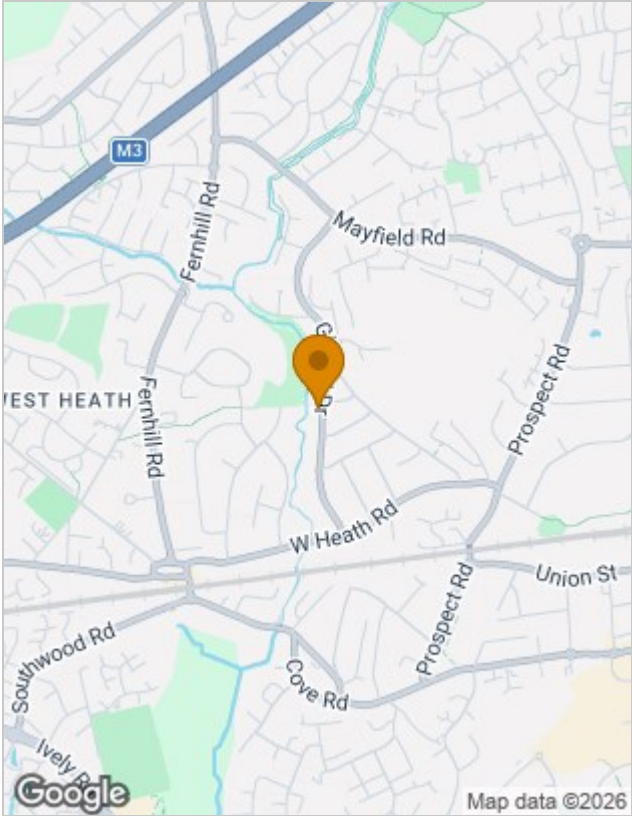
Viewing

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.

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Location Map



Energy Performance Graph

