



13 Langdale Close, Farnborough, GU14 0LQ

£450,000







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# 13 Langdale Close

Farnborough, GU14 0LQ

- Quiet cul-de-sac setting close to Southwood Country Park
- Bright front lounge and separate kitchen-diner overlooking the garden
- Attached garage and driveway providing off-road parking
- Well-presented interiors with potential to personalise over time
- Three Generous Bedrooms
- Private sunny rear garden with side access
- Side plot offering clear scope to extend (subject to planning)
- Convenient for Farnborough Main station, M3, schools and local shops

Three-bedroom semi-detached with garage, garden, and scope to extend

Tucked away in a quiet cul-de-sac close to Southwood country park is this well-kept three-bedroom semi-detached home. It offers a rare combination of privacy, potential and practical layout—ideal for growing families or those seeking space to evolve.

Inside, the home opens into a bright hallway leading to a generous front lounge and a separate kitchen-diner that overlooks the garden. Upstairs offers three bedrooms and a modern family bathroom. The interiors are well-presented, with scope to personalise over time.

Outside, the private rear garden is fully enclosed and enjoys a sunny aspect, while the attached garage and side plot offer clear potential for extension (subject to planning). The driveway provides off-road parking, and the side access is a welcome bonus for gardeners, cyclists or dog owners.

Langdale Close is a peaceful residential turning within easy reach of Farnborough Sixth Form, local shops, and major transport links including Farnborough Main station and the M3. Green spaces and schools are close by, making this a smart choice for families and commuters alike.

Viewings are highly recommended to appreciate the space, setting and future potential this home offers.



## Porch

## Entrance Hall

**Lounge** 15'2x11'6 (4.62mx3.51m)

**Kitchen/Diner** 15x10'6 (4.57mx3.20m)

## First Floor

**Bedroom One** 13'8x8'3 (4.17mx2.51m)

**Bedroom Two** 10'7x8'3 (3.23mx2.51m)

**Bedroom Three** 9'9x6'7 (2.97mx2.01m)

## Bathroom

## Outside

A gated side path leads through to the private rear garden, an enclosed space with a bright, open feel and plenty of room for outdoor seating, play or planting. The garden's layout is simple and practical, making it easy to maintain while still offering scope for landscaping ideas.







## 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; [///salary.editor.cotton](https://salary.editor.cotton)

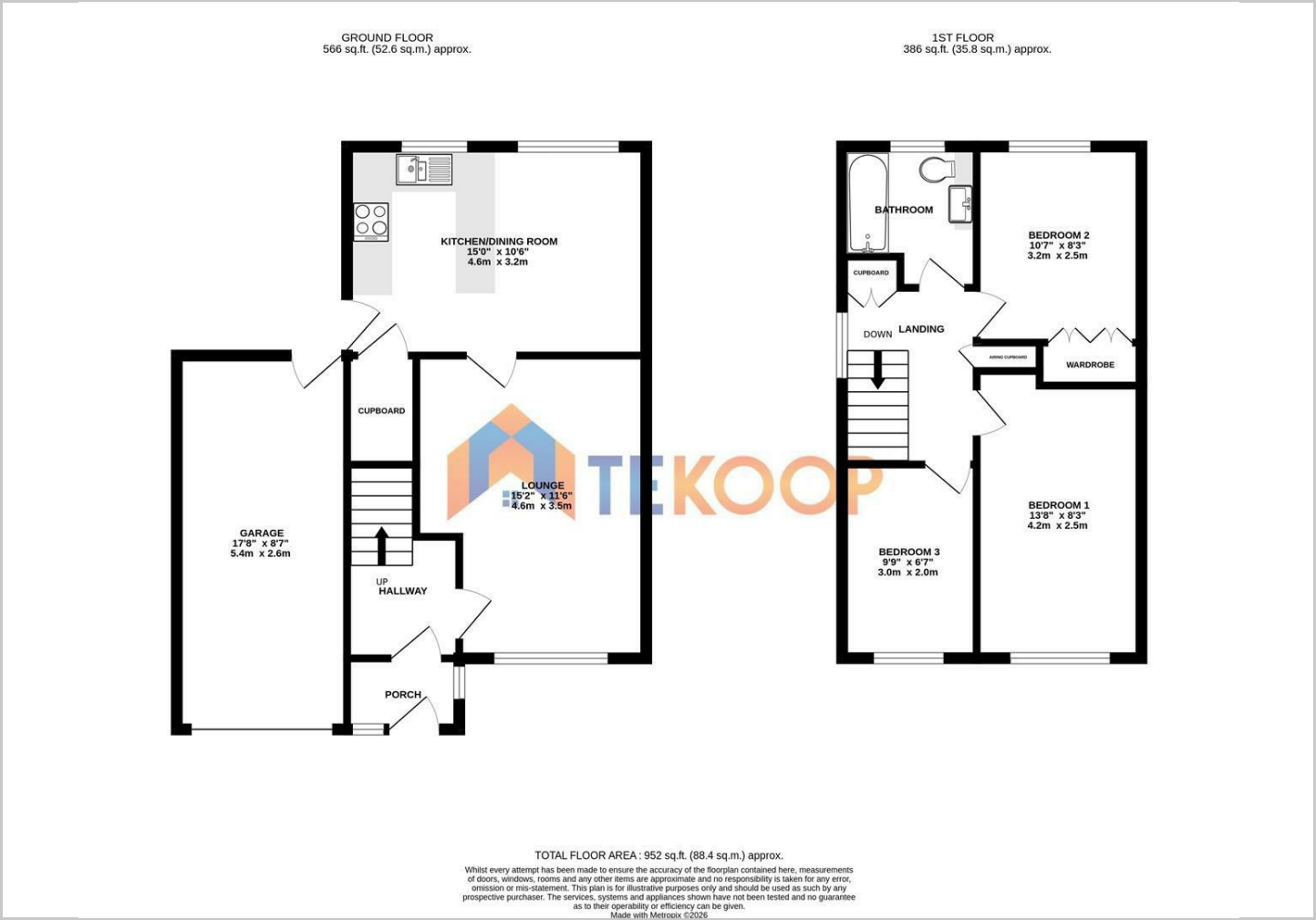




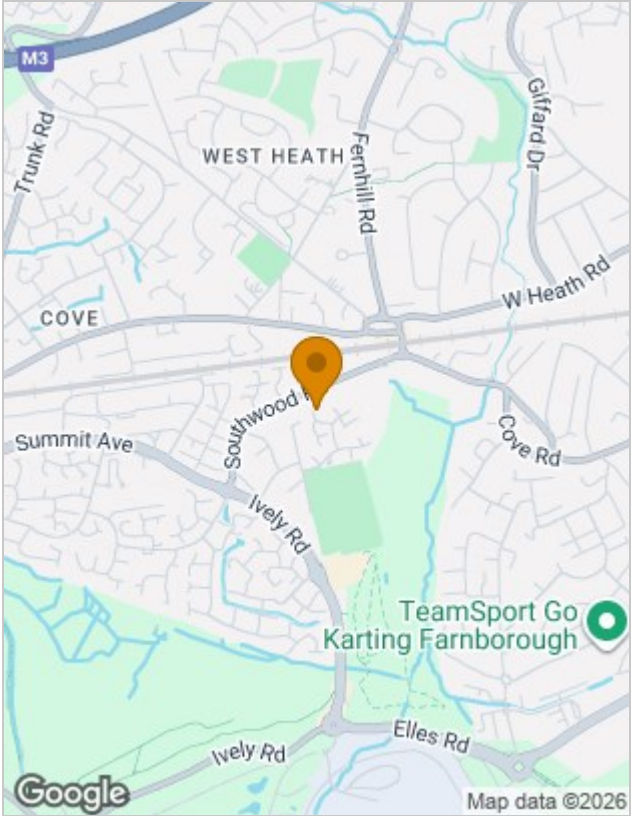




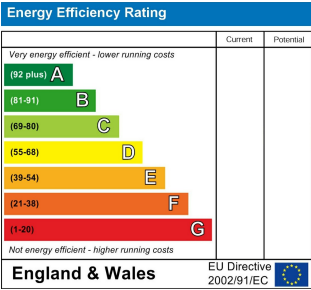
Floor Plans



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.