



11 Howard Drive, Farnborough, GU14 9TQ

Guide price £450,000



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Farnborough, GU14 9TQ

- Three bedroom family home in a popular residential setting
- Modern kitchen with contemporary finishes
- Garage decorated and used as a home office/studio
- Well-presented décor throughout
- Separate lounge and dedicated dining room with bi-fold doors to the garden
- Downstairs cloakroom for added convenience
- Enclosed rear garden offering a private outdoor space
- Positioned broadly equidistant between Farnborough and Fleet town centres

A beautifully presented three bedroom family home offering a generous layout, modern finishes and a versatile garden office. Positioned in a popular residential setting, the property combines practical family living with a clean, contemporary feel throughout.

The ground floor features a bright separate lounge and a modern kitchen, complemented by a dedicated dining room with bi-fold doors opening directly onto the garden. This creates a seamless indoor-outdoor space ideal for everyday living and entertaining. A downstairs cloakroom adds further convenience. Upstairs, three well-proportioned bedrooms are served by a family bathroom, with the décor throughout creating a warm and welcoming atmosphere.

The garage has been thoughtfully decorated and is currently used as a home office, providing a valuable additional space for work or hobbies. Outside, the enclosed rear garden offers a private setting with room to relax, play or entertain, making it well suited to family life.

Howard Drive sits in a well-connected position, lying broadly equidistant between Farnborough and Fleet town centres, giving easy access to shops, parks, schools and transport links in both directions.

A smart, well-balanced home with flexible living space and a modern finish.



Entrance Hall

Lounge

13'5x13'1 (4.09mx3.99m)

Dining Room

9'11x8'5 (3.02mx2.57m)

Kitchen

9'11x 9'1 (3.02mx 2.77m)

Downstairs W/C

First Floor

Bedroom One

11'4x9'1 (3.45mx2.77m)

Bedroom Two

9'4x9'1 (2.84mx2.77m)

Bedroom Three

7'10x7'3 (2.39mx2.21m)

Bathroom

Garage

Outside

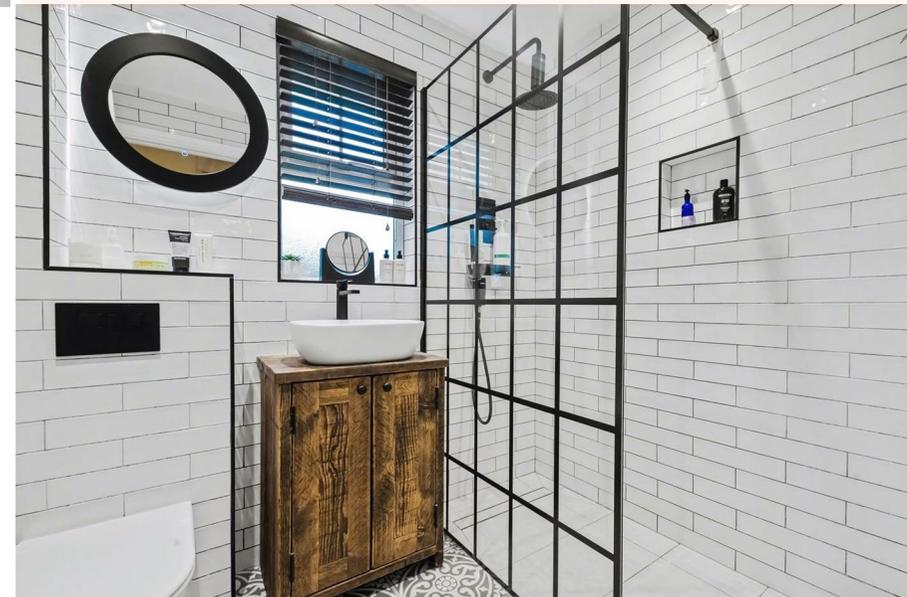
The property enjoys a well-kept rear garden offering a mix of lawn, planting and practical outdoor space. A patio area provides room for seating, while the lawn is bordered by established beds and timber fencing for privacy. A feature brick pizza oven creates a focal point for outdoor cooking and entertaining, with a garden shed positioned at the far end for useful storage. It's a bright, inviting setting that works well for relaxing, hosting or everyday use.





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; ///covenants.simulates.wiggles

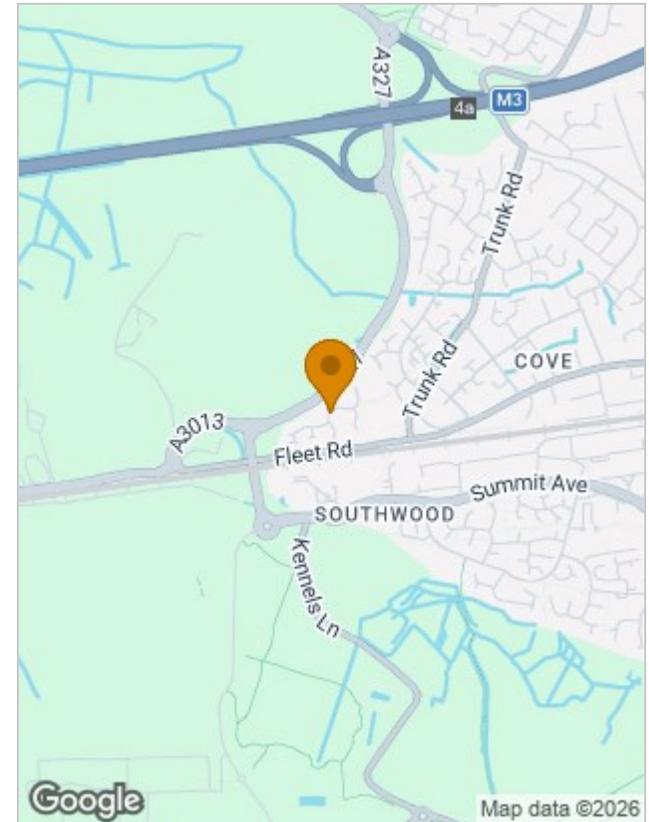




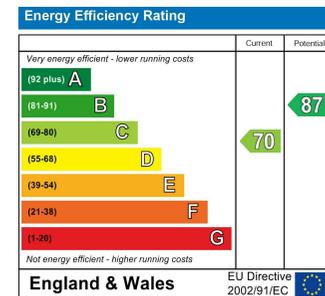
Floor Plans



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.

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