



81 Blunden Road, Farnborough, GU14 8QP

£625,000



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# 81 Blunden Road

Farnborough, GU14 8QP

- Detached Family Home
- Two Reception Rooms
- Family Bathroom and Ensuite Shower
- Ample off street Parking
- Large Rear Garden
- Four Bedrooms
- Large Kitchen/Breakfast Room
- DSWC
- Garage
- Cul-De-Sac Location

This charming four-bedroom detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,470 square feet, the property boasts a spacious layout that is ideal for families or those seeking ample room to entertain.

Upon entering, you are greeted by two inviting reception rooms, providing versatile spaces for relaxation and social gatherings. The heart of the home is undoubtedly the beautiful kitchen extension, which has been thoughtfully designed to create a bright and airy atmosphere, perfect for culinary enthusiasts and family meals alike.

The property features four well-proportioned bedrooms, ensuring that everyone has their own private sanctuary. Additionally, there are two bathrooms, providing convenience for busy mornings and family life.

One of the standout features of this home is the large rear garden, offering a delightful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months. The proximity to Blunden Hall Park further enhances the appeal, providing additional green space for leisurely walks and outdoor activities.

Built in 1950's, this house combines classic charm with modern amenities, making it a wonderful place to call home. With its desirable location and generous living space, this property is a rare find in Farnborough. Do not miss the opportunity to make this delightful house your new home.



## Entrance Hall

## Living Room

14'1 (into bay) x 11'7 (4.29m (into bay) x 3.53m)

## Dining Room

11'4 x 9'3 (3.45m x 2.82m)

## Utility Room

11'4 x 8'11 (3.45m x 2.72m)

## Kitchen/Breakfast Room

18'4 x 11'11 (5.59m x 3.63m)

## DSWC

## Landing

## Bedroom One

14'11 (into bay) x 11'1 (4.55m (into bay) x 3.38m)

**Bedroom Two** 11'1 (max) x 10'11 (3.38m (max) x 3.33m)

## Bedroom Three

15'6 x 7'11 (max) (4.72m x 2.41m (max))

## Ensuite Shower





**Bedroom Four**

9'6 x 7'2 (2.90m x 2.18m)

**Family Bathroom**

**OUTSIDE**

The FRONT area is laid to herringbone block driveway with a brick retaining wall and mature hedge screening. The rear garden has a great slab paved entertaining area with a pizza oven and room for the BBQ. This leads on to an area lawn which is bordered by a quality brick built wall with a side gate providing rear access and access to Blunden Hall Park. The extensive rear garden provides space for a timber built shed and a summer room/house. All in all a great entertaining space as well as plenty of space for the kids to play.

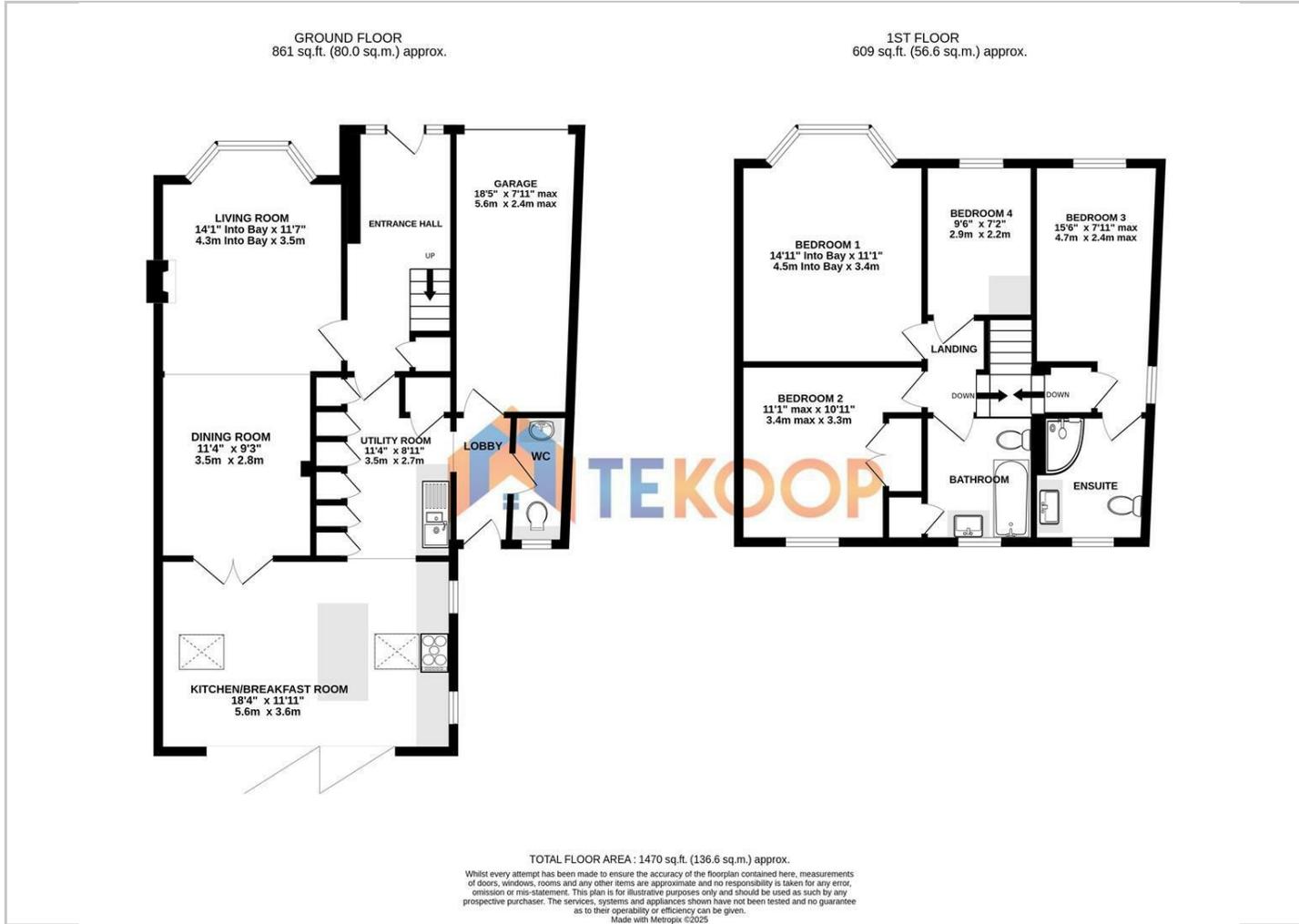
**Directions**

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; prompt.flames.salaried





## Floor Plans



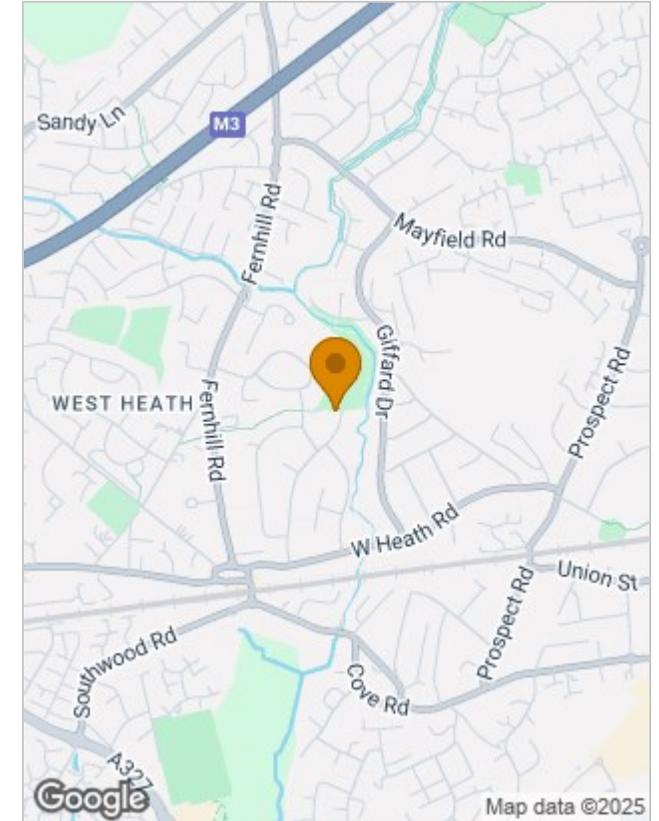
## Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	