



18 Melrose Close, Farnborough, GU14 9US

Guide price £400,000



# 18 Melrose Close

## Farnborough, GU14 9US

- Four bedroom home presented in fantastic condition throughout
- Modern fitted kitchen with contemporary finishes and good storage
- Well-proportioned bedrooms
- Own garage providing secure parking and storage, with parking in front
- Spacious lounge and separate dining area with direct access to the garden
- Two stylish bathrooms arranged across the upper floors
- Low-maintenance rear garden
- Quiet cul-de-sac location close to schools, parks, transport links and local amenities

Tucked away in a quiet cul-de-sac, this beautifully presented four bedroom mid-terrace home offers generous living space, modern interiors, and excellent practicality for family life. With a garage and parking and stylish décor throughout, the property is ready to move straight into.

The ground floor features a bright lounge with a contemporary finish, flowing through to a spacious dining area that opens directly onto the garden, creating an ideal setting for everyday living and entertaining. The modern kitchen is well arranged with sleek cabinetry, integrated appliances, and good worktop space.

Across the upper floors, the home provides four well-proportioned bedrooms, each finished to a high standard. The bathrooms are modern and well appointed, offering a clean, contemporary feel. The top floor benefits from skylight windows, adding natural light and a sense of privacy.

Outside, the rear garden offers a low-maintenance space with a patio and artificial lawn area, perfect for relaxing or hosting.

Melrose Close is well positioned for local schools, parks, and everyday amenities, with excellent access to Farnborough town centre, mainline rail links, and major road connections including the A331 and M3.

A superb opportunity to secure a spacious, modern family home in a sought-after location.

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### Entrance Hall

### Lounge

14'x13' (4.27mx3.96m)

### Kitchen

11'x6' (3.35mx1.83m)

### Dining Room

11'x8' (3.35mx2.44m)

### Downstairs WC

### First Floor

### Bedroom One

14'x10' (4.27mx3.05m)

### Bedroom Two

14'x7'10 (4.27mx2.39m)

### Bathroom

### Second Floor

### Bedroom Three

12'x8'3 (3.66mx2.51m)

### Bedroom Four

11'8'7 (3.56m'2.13m)

### Shower Room



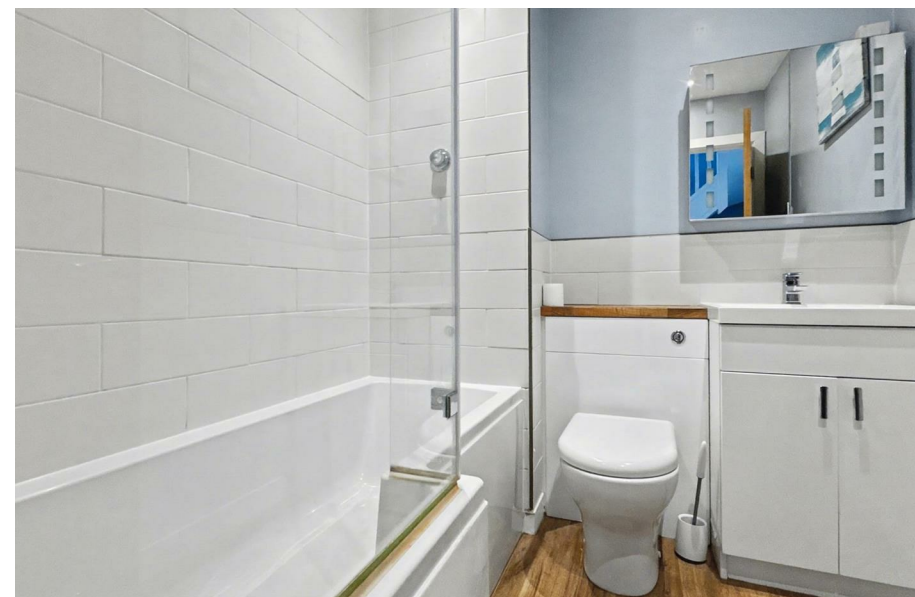
## Garage

### Outside

The rear garden offers a smart, low-maintenance space ideal for modern living, with a blend of patio and astro style lawn that works beautifully for relaxing, entertaining or family time. With direct access from the dining area, it creates a natural extension of the home, while the enclosed setting provides privacy and a safe space for children to play. A practical layout and tidy presentation make it a garden you can enjoy from day one.

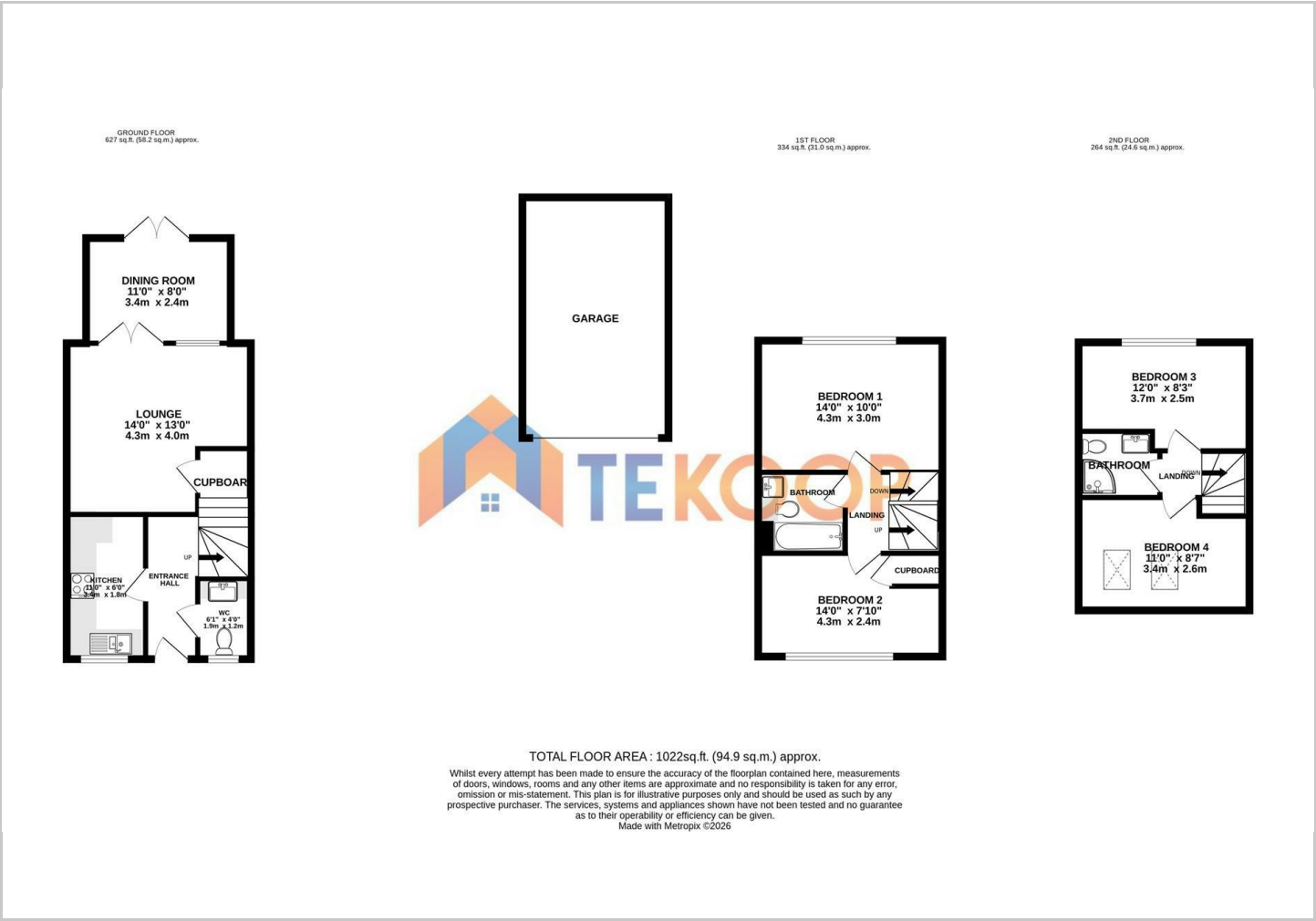
## Directions

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; [///cloak.departure.remember](http://cloak.departure.remember)

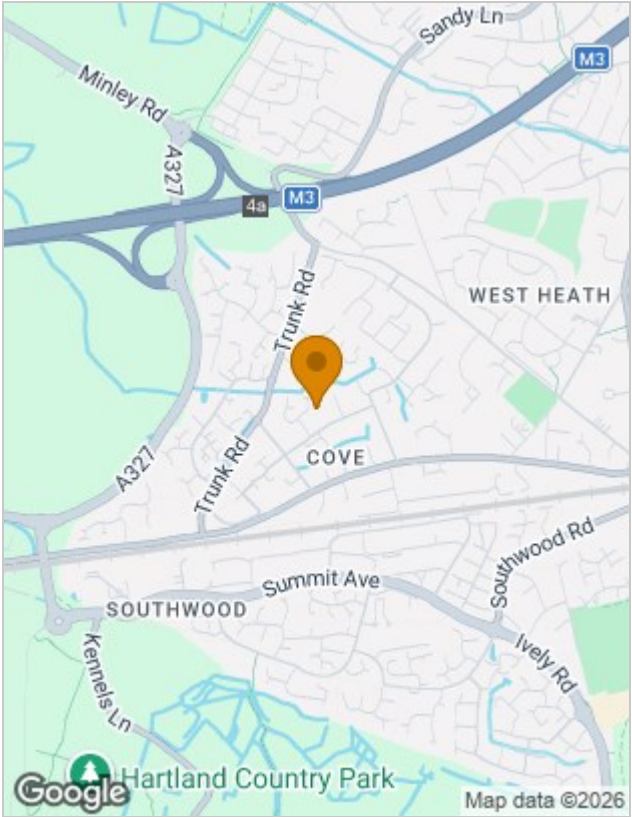




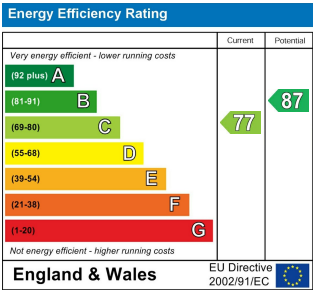
Floor Plans



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.

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