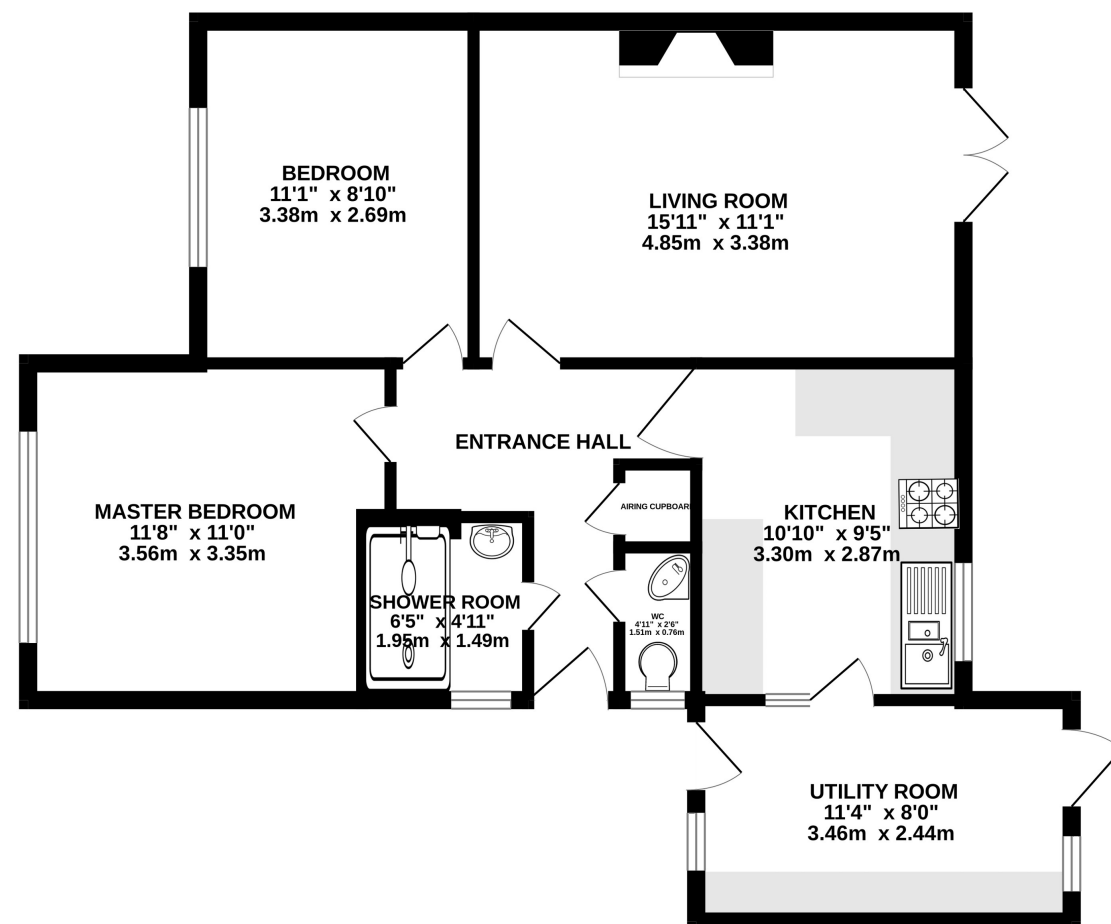


117 Rectory Road Farnborough, GU14 7HS

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Guide Price £415,000 Freehold



- Semi-detached bungalow
- Close to train stations and town
- Ample driveway parking
- Sizeable utility room
- Short closed chain above
- Two double bedrooms
- Stunning views of Farnborough Abbey
- Backs onto playing fields
- Generous plot
- Potential to extend (STTPP)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+)	87
A	
(81-91)	70
B	
(69-80)	70
C	
(55-68)	70
D	
(39-54)	70
E	
(21-38)	70
F	
(1-20)	70
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



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The Property

Luff & Wilkin are pleased to offer this well presented semi-detached bungalow, positioned on a generous sized plot backing on to the Rectory road playing fields, with views of Farnborough Abbey. The property is ideally located within close proximity of good local schools, the town centre and both Farnborough North and Farnborough Main stations. Presented in good order throughout, the accommodation comprises c.15ft living room, kitchen, spacious utility room, two double bedrooms, modern shower room and a separate cloakroom. Further benefits include double glazing, gas central heating and ample driveway parking. A viewing of this home is highly recommended.

Outside there is an enclosed well maintained c.60ft rear garden backing on to playing fields with stunning views, being mainly laid to lawn with mature flower/shrub borders and a generous sized patio area. To the front there is ample driveway parking for several vehicles.

INTERNAL PHOTOS TO FOLLOW

EPC Rating: C | Council Tax Band D: £2,212.83 per annum (2025/2026)

Location

The property is located in an ideal commuter spot with two nearby train stations, Farnborough North and Farnborough Main, being within walking distance and providing access into central London.

There are also good road links in the area, including the A331 and M3 motorway, and Farnborough town centre is nearby.