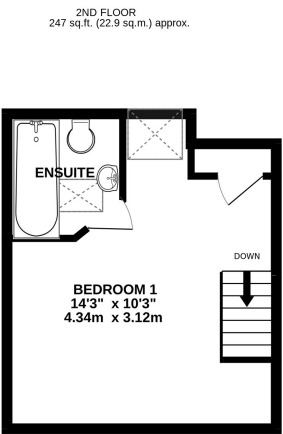
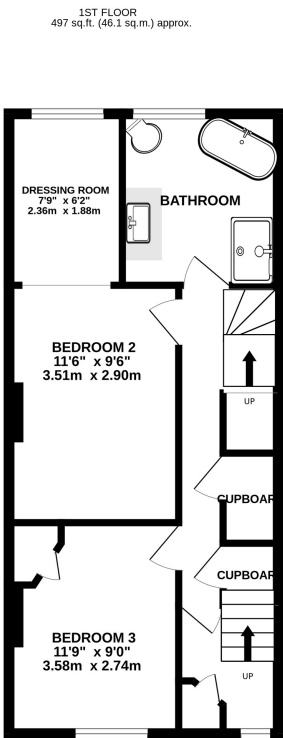
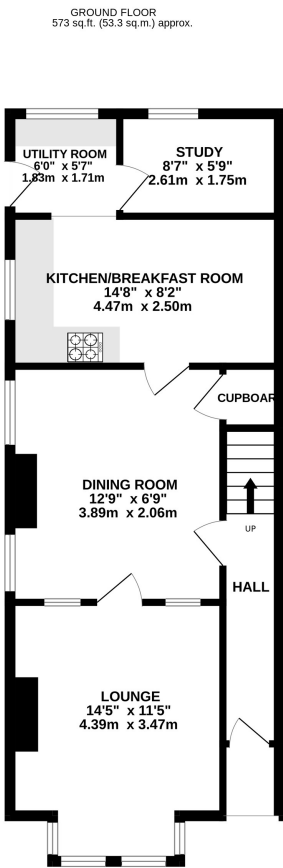
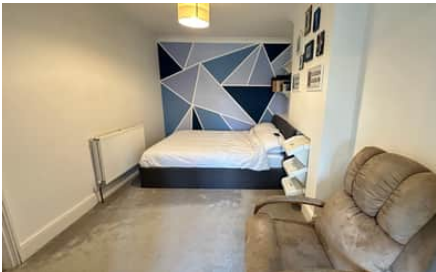


57 Rectory Road
Farnborough, GU14 7HY



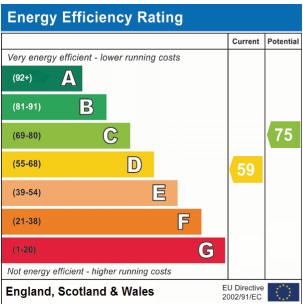
TOTAL FLOOR AREA: 1317 sq.ft. (122.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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£499,999 Freehold



- Semi detached character house
- Three bedrooms
- En suite to master bedroom
- Study/play room
- Off-road parking for two vehicles
- Period features
- Two reception rooms
- Kitchen/breakfast room
- Arranged over three floors
- Rear garden approx. 156 ft



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

Upon entering, you are greeted by a pleasant entrance hall with a tiled floor and plenty of space for shoes and coats, and doors to the living room, dining room, kitchen/breakfast room and play room/study. The main living room has a warm ambience with its bay fronted window and cast iron feature fireplace. The kitchen/breakfast room offers a range of eye and base level units and leads to the utility and study/play room with views over the rear garden. On the first floor you will find that bedroom two boasts a dressing room with potential to convert to an en suite shower and third bedroom with built in wardrobe. The family bathroom has a white suite with a double width shower and Victorian style bath. The master bedroom does not leave you disappointed, being generous in size on the second floor, with a Velux window and views over the rear garden.

Outside to the rear of the property is a garden which extends to approximately 156 ft, giving great space and a good deal of privacy. The garden has been landscaped into sections and begins with a patio area leading to an outside brick built shed with potential to convert into an office. The garden is laid to lawn and at the far end there is a child friendly play area with shredded rubber flooring and a gate backing onto Abbey Fields. To the front there is off-road parking for two vehicles with a dwarf brick built wall.

EPC: D Council Tax band C: £1,875.81 per annum (2024/25)

Location:

The property is located within easy reach of Farnborough town centre with its mainline station (serving Waterloo in under 40 minutes) and within a short drive to the M3 motorway providing good access to London and the coast. Public transport links include Farnborough North station together with a network of local bus services serving the surrounding vicinity. Road links include the A331 which in turn links to the M3 motorway to the north, and the A3 via the A31 to the south.

An extensive range of shopping amenities, bars and restaurants can be found locally in Farnborough, with recreational pursuits being found at the open spaces of Rectory Road recreational ground.