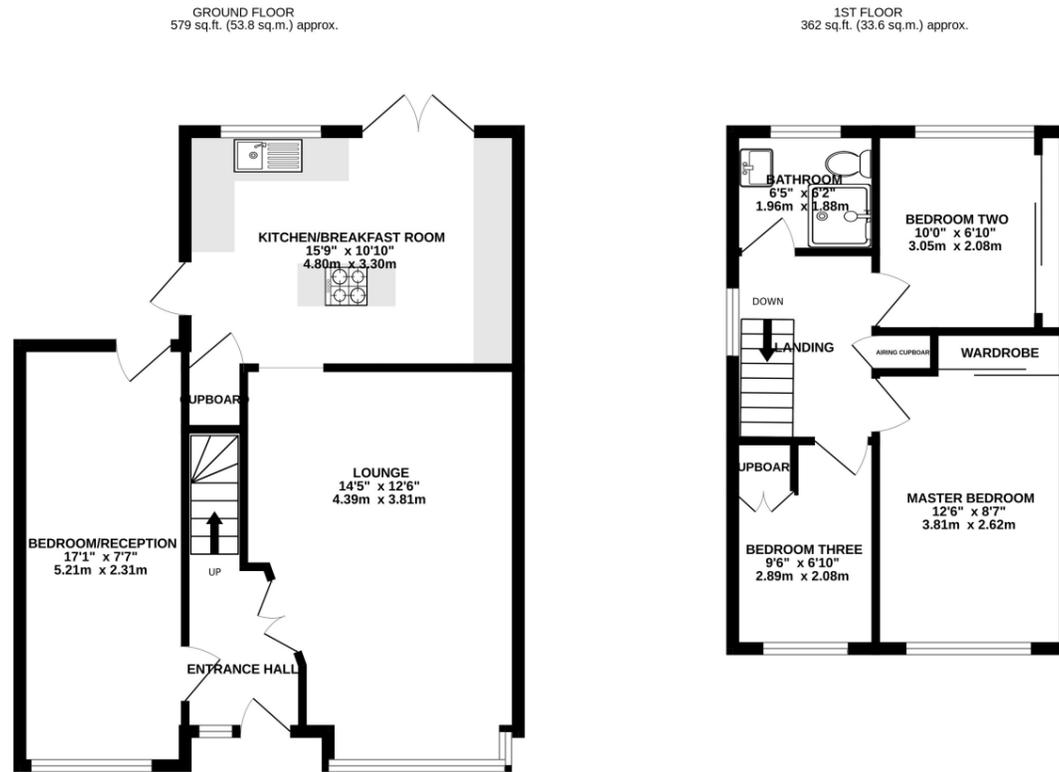


29 Griffon Close Farnborough, GU14 0PG



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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.
 Made with Metropix 62026



Offers Over £475,000 Freehold

- Well presented detached house
- 15'9" Kitchen/breakfast room
- Modern fully tiled shower room
- Corner plot garden
- Double width brick paviour drive
- 3/4 bedrooms
- Well fitted modern kitchen
- Double glazing & gas central heating
- Enclosed rear garden
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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

A well presented 3/4 bedroom detached house situated on a corner plot garden. The property is worthy of an internal inspection to appreciate what it has to offer.

On the ground floor is a lounge with bay window. The 15'9" kitchen/breakfast room has been comprehensively fitted, including a central island with a five burner hob, a double built-in oven, quartz worktops, space for fridge/freezer and washing machine. The original garage has been converted to a study/bedroom 4. Plumbing exists for a cloakroom. On the first floor there are three bedrooms, all with fitted wardrobes, and a modern fully tiled shower room.

Outside, there is a well kept enclosed garden with apple and olive trees, and the front garden has a small lawn and a double width brick paviour drive. The property has sealed unit double glazing and gas fired central heating by radiators, and there is potential to extend subject to planning and building regulations. No onward chain.

EPC Rating: C | Council tax band E: £2,835.90 per annum (2026/27)

Location

The property is situated on the corner of a cul de sac and within walking distance of Southwood Infants & Nursery School, also close to Morrisons supermarket and Health Centre.

Further afield is Farnborough town centre and mainline railway station, making this location an ideal area for families.