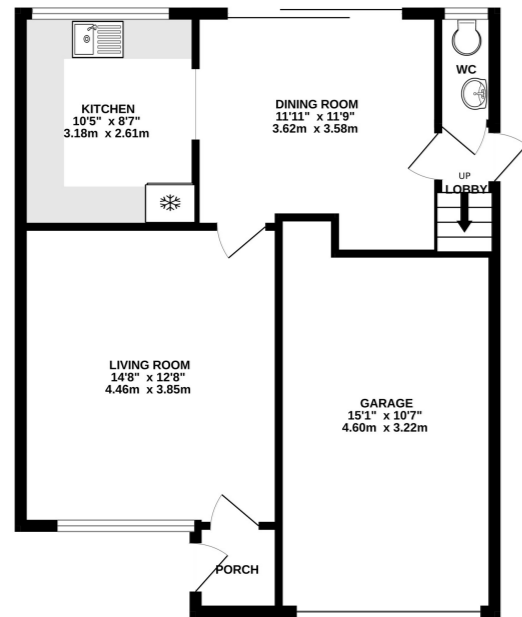


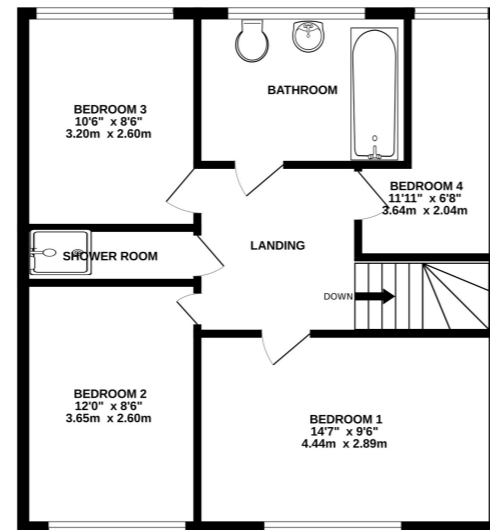
# 58 Ashdown Avenue Farnborough, GU14 7DW



GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 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 ©2024



## £475,000 Freehold



- Semi detached house
- Separate living & dining rooms
- Separate bathroom & shower room
- Avenue Farm Development
- Four bedrooms
- Downstairs cloakroom
- Integral garage & driveway parking
- No onward chain

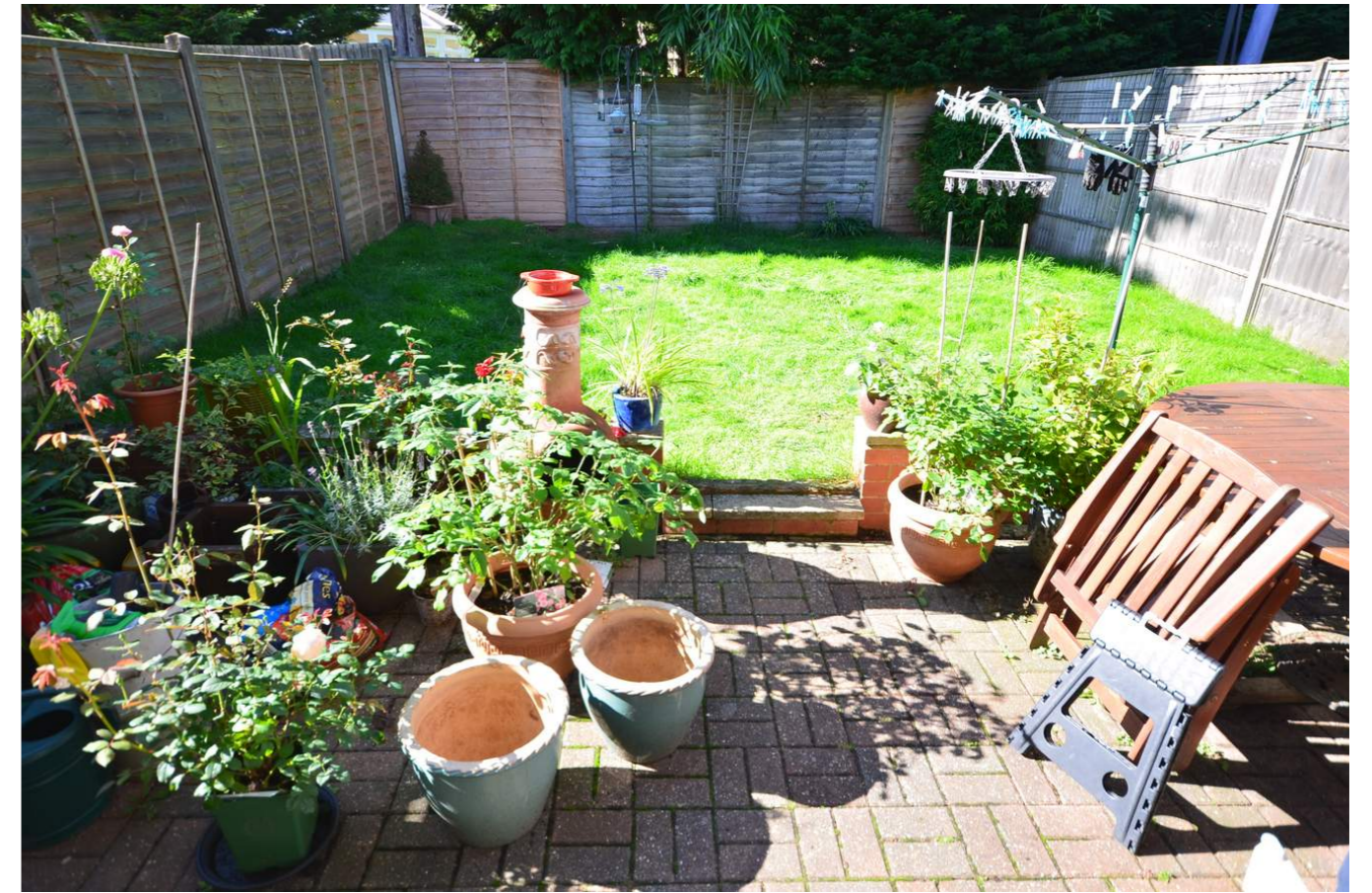
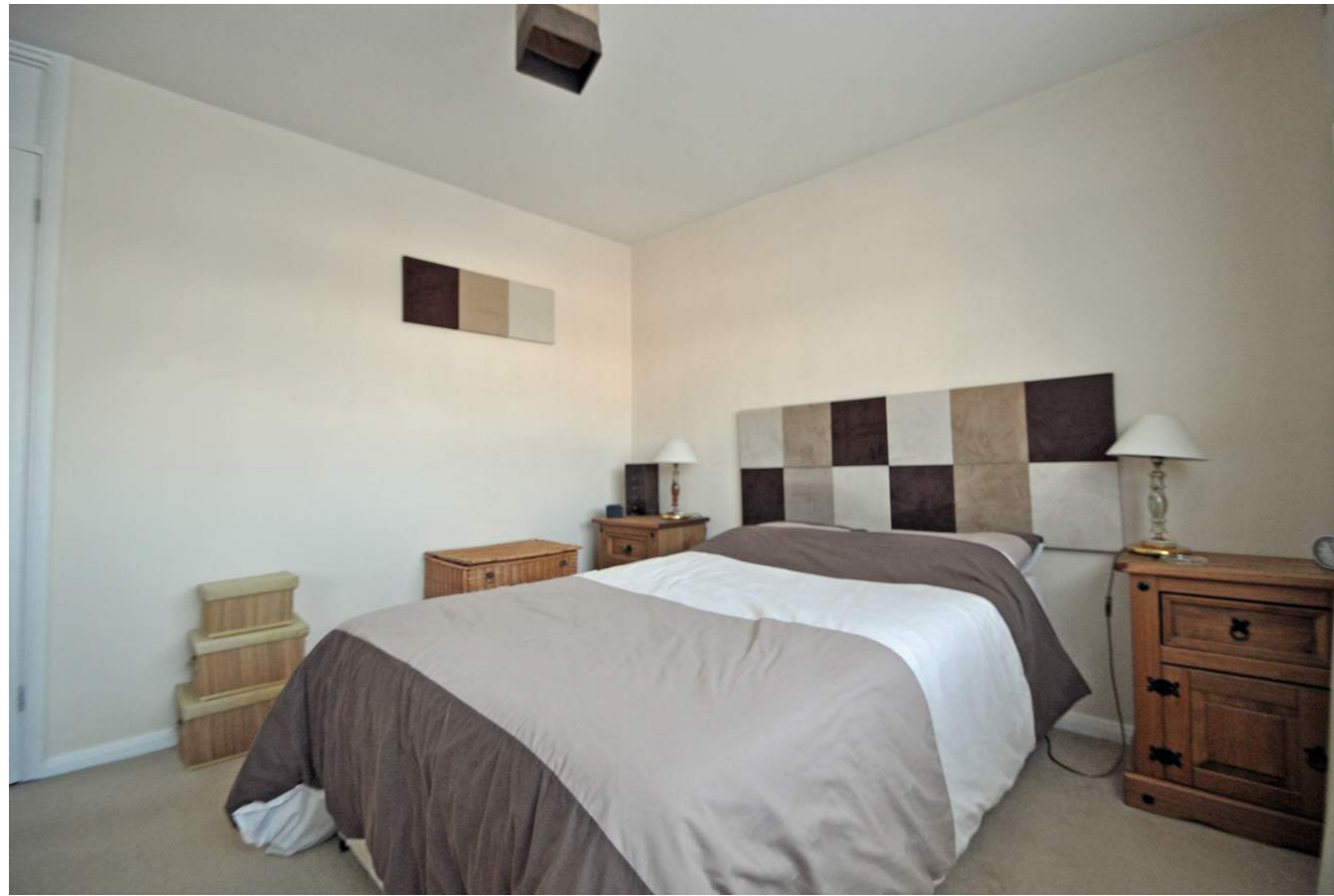
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR  
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk  
info@luffandwilkin.co.uk  
Tel 01252 838 899  
1 Guildford Road, Frimley Green, Surrey, GU16 6NL



## The Property

Set within the ever desirable Avenue Farm Development is this well presented 1970's four bedroom semi-detached family home offering generous living accommodation and no onward chain.

The property benefits from having gas central heating, double glazing, downstairs cloakroom, living room, dining room, modern kitchen with integrated single oven, four ring gas hob and extractor hood above. Features also include a dining room with patio doors leading to decking and the rear garden, family bathroom, separate shower, integral garage, off road parking for several vehicles and no onward chain.

Location: The property is located in a popular family residential area within easy reach of King George V playing fields, local amenities, popular local schools and Farnborough Sixth Form College. The M3 is located close by and provides access to London and the coast as well as easy access to Farnborough mainline train station and the A331 motorway.

EPC: D Council Tax D: £2,110.28 per annum (2024/25)

## The Accommodation

As you enter through the porch there is a spacious living room leading to a dining room with wood laminate flooring and fitted double glazed doors leading out to the patio and lawned garden. The kitchen is modern with an integrated single oven, hob and extractor hood and space for an upright fridge/freezer, washing machine and dishwasher. At the bottom of the stairs there is a downstairs cloakroom and a side door leading to a footpath along the side of the house.

On the first floor you will discover the four bedrooms of which two have built in wardrobes and the third bedroom has an airing cupboard and is the ideal size for a home office. The bathroom has a bath, toilet and a radiator for drying.

Outside, the enclosed rear garden is fairly low maintenance with an initial decking area and lawn beyond which is enclosed by wooden panel fencing. Side access leads to the front with a driveway offering parking for several vehicles and an integral garage with metal up and over door.