

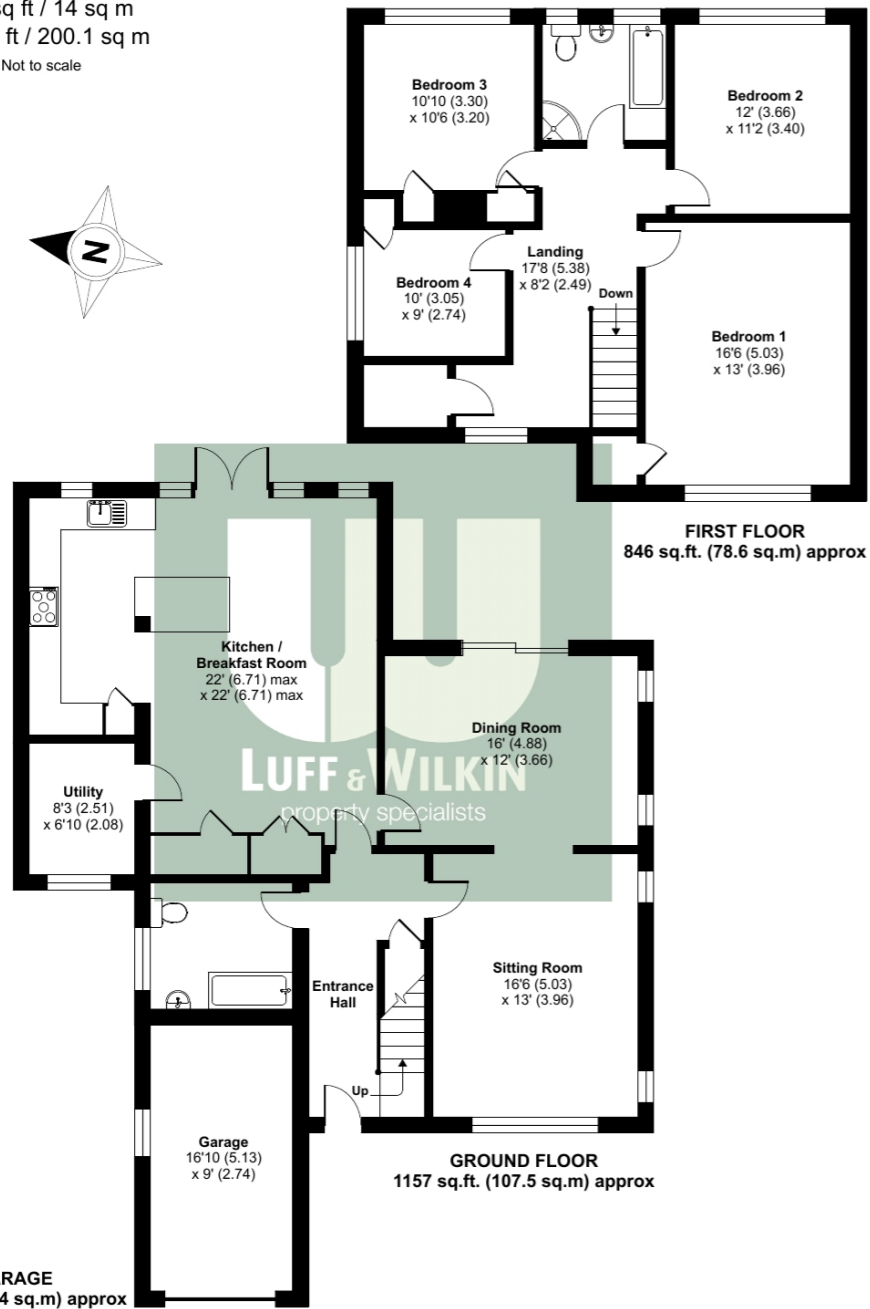
Avenue Road, GU14

Approximate Area = 2003 sq ft / 186.1 sq m

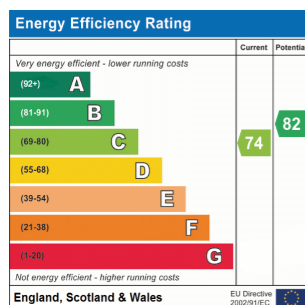
Garage = 151 sq ft / 14 sq m

Total = 2154 sq ft / 200.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3hcom 2024. Produced for Luff & Wilkin Property Specialists Ltd. REF: 1211304



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3 Avenue Road Farnborough, GU14 7BW



£875,000 Freehold



- 22' Kitchen/Dining/Family Room
- 16ft Sitting Room
- 16ft Master Bedroom
- Utility Room
- In excess of 2,000 sq.ft.

- Four bedrooms
- 16ft Dining Room
- Two Bath/Shower Rooms
- Garage & driveway parking
- No onward chain



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The Property

An impressive, beautifully presented, 1950s double fronted detached family home which has been generously extended and refurbished by the current owners. A welcoming entrance hall leads to all principal living spaces, the downstairs layout being versatile and modern yet clearly defined into separate zones providing a fabulous space for modern day living. The main sitting room boasts parquet flooring leading to a dining room with views over the mature and screened rear garden. The feature of this family home is the well-appointed "sleek and stylish" open plan kitchen/breakfast room with integrated appliances and a range of eye and base level units with French doors to the rear garden and access to the utility room. The downstairs bathroom has a bath, shower, WC and wash hand basin as well as benefiting from fully tiled floor and walls. On the first floor there are four bedrooms and a family bathroom with built in power shower and tiled walls.

The grounds are screened with mature hedgerow, trees and fencing, with a notable degree of privacy to the rear garden. Presenting a patio area along with an expanse of lawn, the garden is larger than average and expands beyond the hedges and trees at the end of the lawned area offering an opportunity to extend the living accommodation (STPP). On approaching the property, a paved block driveway provides parking for numerous vehicles along with an attached garage.

EPC: C Council tax band G: £3,517.14 per annum (2024/25)

Location

Situated at the heart of Farnborough Park, this property is well-positioned for commuters, in walking distance from the mainline station serving London Waterloo in approx. 38 minutes, plus direct links to Winchester and Basingstoke. This esteemed setting is known locally to residents as Farnborough Park. St Michael's Abbey is a notable structure along with Queen Elizabeth Country Park.

The area is well known for its excellent local schools and colleges such as the highly regarded Farnborough 6th Form College, Salesian College, Farnborough Hill, South Farnborough infants/juniors, Wavell School and Farnborough College of Technology to name a few.