

Church Avenue, Farnborough
Four Bedroom Home



56 Church Avenue, Farnborough, Hampshire, GU14 7AP

The Property

Situated within close proximity to Farnborough mainline station and local schools, this three bedroom home which was built in the 1950s offers spacious family accommodation with potential to modernise. Benefits to this property include an enclosed rear garden, double garage and driveway parking.

Ground Floor

The entrance hall leads you into a comfortable living room, providing a good space to unwind. Adjacent is a separate dining room, ideal for family meals and entertaining guests. A dedicated study offers a practical area for work or hobbies. The kitchen features existing units with space for appliances and presents a great opportunity for a contemporary update. You'll also find a useful utility room with a WC. A door from the utility room provides direct access to the double garage, a significant benefit offering secure parking and potential for a workshop or extra storage.

First Floor

You'll find three well-proportioned bedrooms. The main bedroom is particularly spacious, and the other two are also a good size. Originally a four-bedroom layout, one of the rooms has been converted into a family bathroom.

Outside

A notable feature is the attractive rear garden, mainly laid to lawn with established borders of shrubs and plants, creating a pleasant and private outdoor space. A concrete base is already in place, offering a potential spot for a shed or home office. Adding to the appeal is a workshop attached to the house. To the front, the property offers a driveway with off-road parking leading to the double garage, providing ample parking options

Location

Farnborough is situated in northeast Hampshire, close to the Surrey border. The town offers excellent transport links and is located thirty-five miles southwest of London, directly to the south of junction 4 of the M3 motorway. Farnborough is served by three railway stations, Farnborough Station on the mainline from London Waterloo, Farnborough North and North Camp Stations which are both on the line between Reading and Gatwick.

Since 2003 Farnborough Airport has been an international business airport operated by TAG Aviation. The Farnborough International Air Show takes place at the airport on even numbered years. Farnborough has excellent shopping facilities and a multiplex cinema complex.

Nearby, The Meadows has superstores including Marks & Spencer and Next. There are a wide range of well-respected schools in both the state and private sector.

Additional Information

Tax Band is G and the local council is Rushmoor Borough Council























Church Avenue, Farnborough, GU14

Approximate Area = 1776 sq ft / 164.9 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

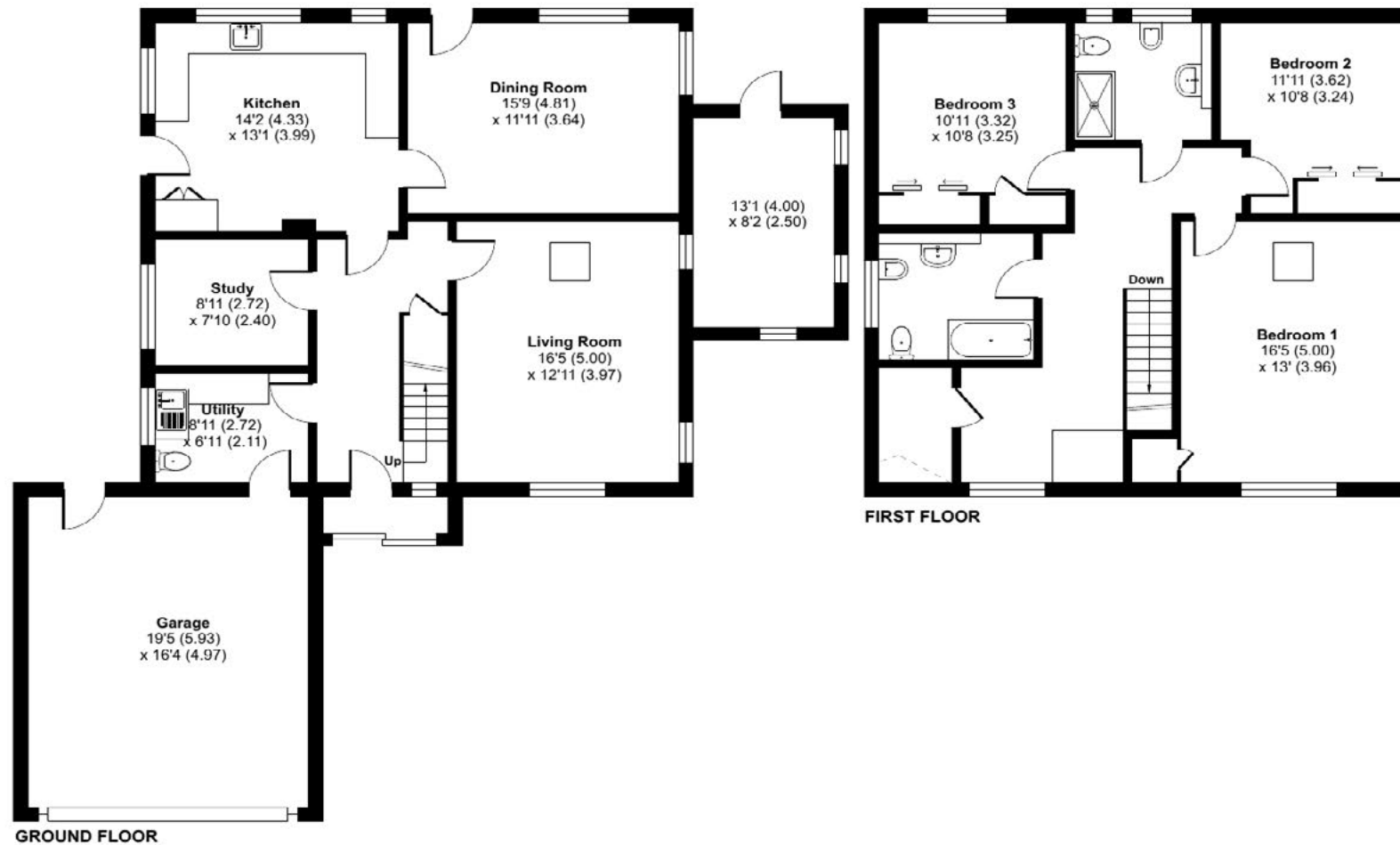
Garage = 317 sq ft / 29.4 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 2206 sq ft / 204.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1285791

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains
 Drainage - Mains
 Gas – Mains
 Electric – Mains
 Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
 EPC - D (55)
 Broadband Checker - <https://www.openreach.com/fibre-broadband>
 Mobile Signal - Unknown, depends on carrier
 To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU14 7AP Please contact McCarthy Holden for detailed directions.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
 Telephone sole agents
 McCarthy Holden: 01252 620640

Local Authority
 Hart District Council
 Tax Band G

**McCarthy
Holden** 

www.mccarthyholden.co.uk