

Canada Avenue, Southwood
Three Bedroom Home



Canada Avenue, Farnborough, Hampshire, GU14 0FJ

The Property

Located in the popular Southwood area, this modern three bedroom family home, built by Cala Homes, is presented beautifully throughout. The property boasts a spacious open plan kitchen/dining area, a good-size living room, a WC, an en-suite to the principle bedroom, and a car port with an electric charge point.

Ground Floor

The welcoming and spacious entrance hall provides ample space for shoes and coats, and leads to the main living area, the kitchen/dining room and large WC. Natural light floods the property, highlighting the crisp and clean presentation that continues throughout. The well-proportioned living room offers plenty of space for seating and other furniture. The impressive, naturally light, open plan kitchen/dining area overlooks the rear garden and is fully equipped with a range of storage units, work surfaces, built-in hob, oven, fridge, freezer, dishwasher, and washing machine. There's ample room for a dining table, and double doors lead out to the rear garden.

First Floor

The first floor comprises three double bedrooms, a family bathroom, and an en-suite. Bedrooms one and two benefit from built-in storage. The principle bedroom features an en-suite. The family bathroom serves the remaining bedrooms on this floor.

Outside

The Rear garden features an initial patio area with a lawn beyond. A path leads to a further patio area and a gate to the car port, which provides parking for at least two vehicles and includes an electric charging point.

Location

The property is equidistant to both Farnborough and Fleet Mainline Train Stations. There are regular trains to London Waterloo taking around 45 minutes and the towns are located off Junctions 4 and 4a of the M3 motorway which links to the M25. Both Farnborough and Fleet town centres offer comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.

Nearby towns such as Basingstoke, Guildford and Reading are all within 25 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is approximately 20 miles away and Farnborough Airport is about 2 miles. Private aircraft facilities are also available at Blackbushe Airport (approximately 7 miles).

















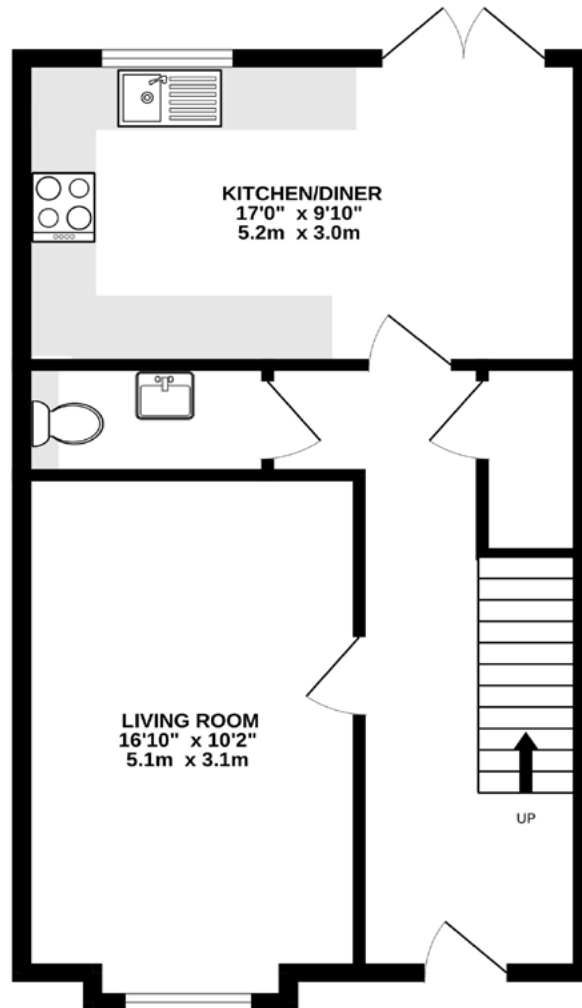




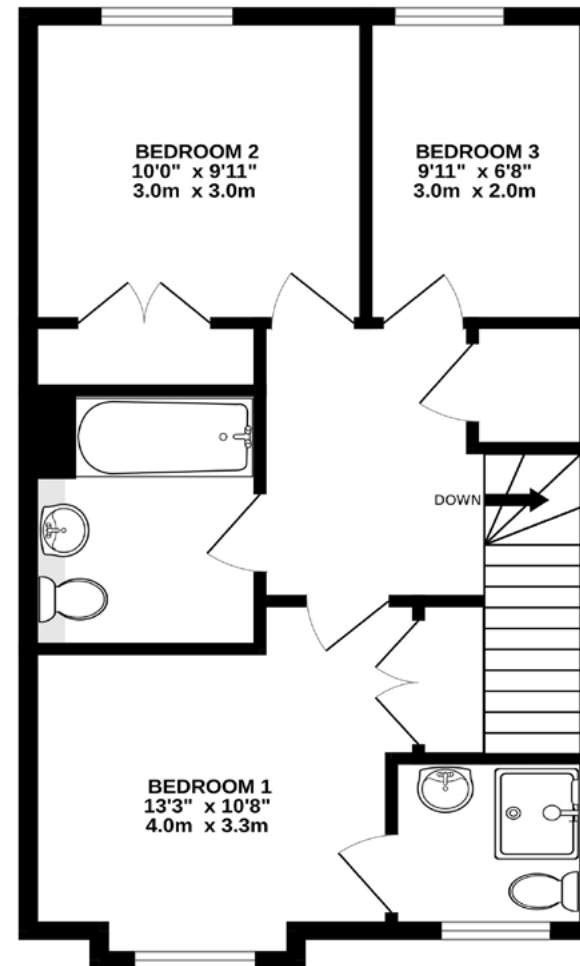




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1044sq.ft. (97.0 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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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 - B (86)
 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 0FJ 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
 Rushmoor
 Tax Band D



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