



**HENRY PHILIPS
& PARTNERS.**

Prospect Road, Farnborough, Hampshire

Three Double bedrooms | Three Reception areas | Driveway Parking | Modern Kitchen/Breakfast Room

Asking Price: £500,000

Prospect Road, Farnborough, Hampshire

DESCRIPTION

Three double bedrooms and three reception rooms serve this fabulous and spacious semi detached house in Farnborough. The ground floor is serviced by an open plan living room and separate dining area, which leads to the newly modernised kitchen/breakfast room. An array of integrated appliances are hidden within the cabinets and the brand new Worcester boiler is also concealed in the kitchen area. A large breakfast bar and fabulous glass sky light finish off this great space. A further reception room can be found to the rear of the property along with a separate WC and separate side access if required. The first floor has two bedrooms and a family bathroom, whilst the converted loft space, is now officially a main bedroom, with an ensuite and walk in wardrobe. Outside the enclosed rear garden is of a reasonable size (approx. 65') and very interestingly has a large summer house, which could be used as an office, therapy room, or hobby room. Driveway parking for two cars at the front of the property complete this all round excellent family home. This convenient location is around 1.5 miles from Farnborough Mainline station. It is close to some good schools and local shops as well as pubs and eateries.

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TOTAL FLOOR AREA: 1505 sq.ft. (139.8 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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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