



AVENUE ROAD | FARNBOROUGH


**Platinum
Homes**
BY BRIDGES



The Property

Located in the sought after area of Farnborough Park is this significantly extended and refurbished family home that sits on a plot measuring over a quarter of an acre with a superb flat garden.

The downstairs layout is open plan yet defined into separate zones accessed from the entrance hallway. The light and airy sitting room has bi-fold doors providing a seamless link to the garden. The kitchen is well appointed with built-in appliances complimented by the Silestone work surfaces and white gloss finish.

At the front of the property is the dining area offering impressive space for entertaining which is complimented by a drinks bar area. Additional features of the downstairs accommodation include a shower room, study room, and a spacious utility room.

To the first floor are four generously proportioned bedrooms, a family bathroom, and en suite to the main bedroom, both of which have been recently refitted.

Outside

Outside, there is a generously sized patio extending the width of the house and a great sized lawn area which is bigger than expected as the plot widens.

There is also a fantastic summer house, and a covered area currently set up as a games room. The garden is southwest facing therefore benefitting from fantastic afternoon and evening sun.

The driveway has recently been updated with new shingle and a brick wall, offering space for multiple vehicles.



Features

- Four Bedrooms
- Three Bathrooms
- Open Plan Living
- Modern Condition
- Substantial Driveway
- Farnborough Park Location
- Close to Schools
- EPC: C (73)
- Council Tax Band: G

Contact

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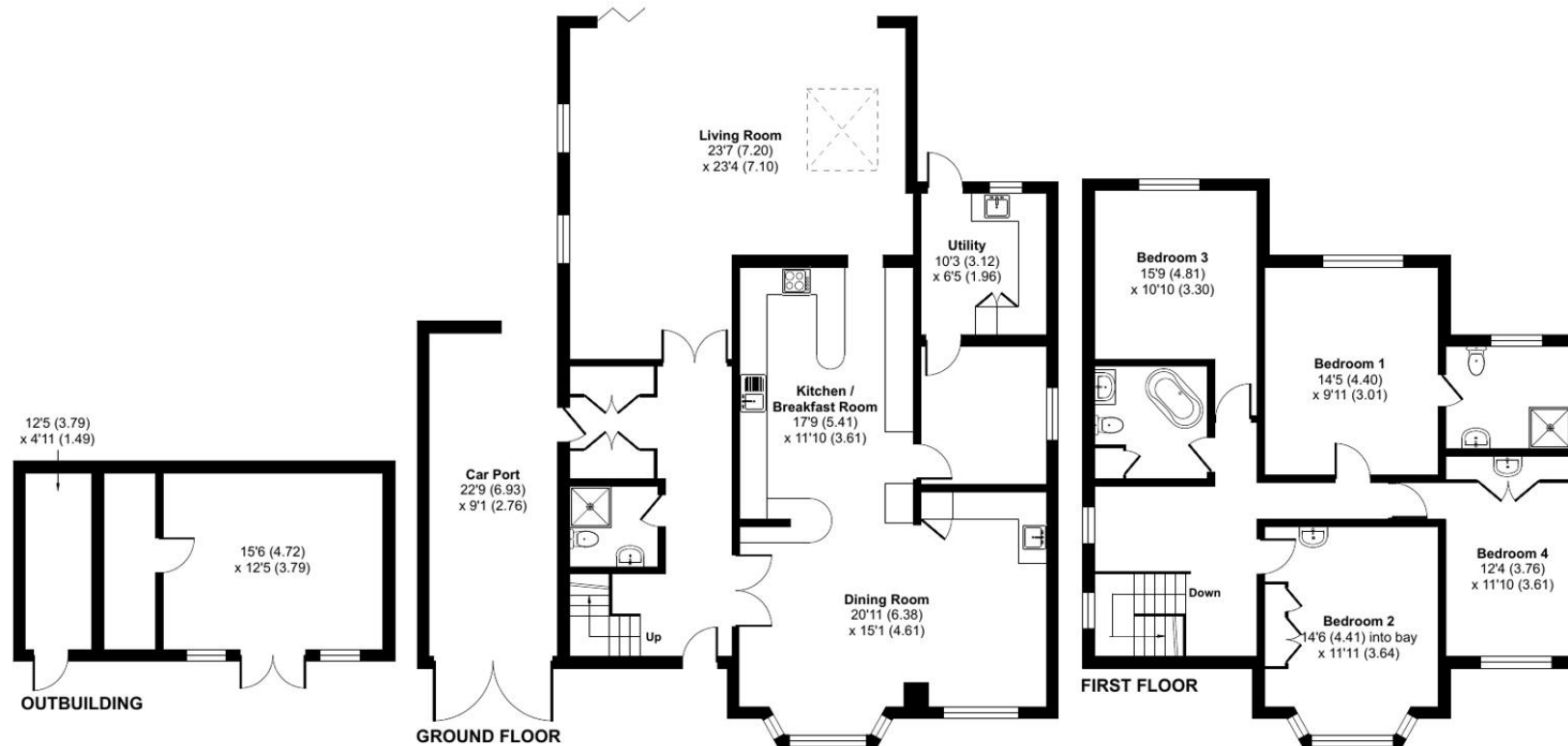
Avenue Road, Farnborough, Hampshire, GU14

Approximate Area = 2440 sq ft / 226.6 sq m (excludes car port)

Outbuilding = 302 sq ft / 28 sq m

Total = 2733 sq ft / 254.6 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). © nitchecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477

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