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Independent estate agents

The Shrubby | Farnborough

This beautifully presented three-bedroom semi-detached home offers modern interiors and a spacious layout, making it an ideal choice for families or professionals.

Semi Detached | Three Bedrooms | Modern Kitchen | Modern Bathroom | Enclosed Parking | Garage & Off Street Parking

£425,000 | Freehold

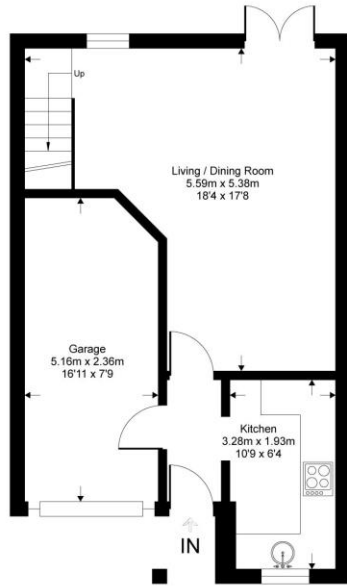
This beautifully presented three-bedroom semi-detached home offers modern interiors and a spacious layout, making it an ideal choice for families or professionals. Situated in a sought-after residential area, the property features a well-maintained frontage with a private driveway and garage, providing ample parking. Inside, the home boasts a stylish and contemporary kitchen with sleek white cabinetry and quartz worktops, turquoise subway tiles, and high-end appliances, creating a perfect space for cooking and entertaining. The open-plan living and dining area is bright and inviting, with neutral tones and contemporary décor. French doors lead directly to the private rear garden, seamlessly blending indoor and outdoor living. The garden itself is well-maintained, featuring a combination of decking, lawn, and patio areas, perfect for relaxing or entertaining guests. Upstairs, the property offers three well-proportioned bedrooms, including a generously sized master bedroom with a stylish feature wall, a second double bedroom with fitted storage, and a versatile third bedroom that can be used as a home office or guest room. The modern family bathroom is finished with elegant tiling and features a full-sized bath with an overhead shower. Enjoying a private position within a sought after cul de sac on the popular Southwood development. This property is conveniently located for access to the M3 via junction 4a as well as a number of other local amenities including the Nuffield Fitness and Wellness Centre, Farnborough IQ business centre and TAG Farnborough Airport. There are a number of excellent local schools to choose from including Southwood Infants School, Tower Hill Primary School, Parsonage Farm Nursery and Infant School, and Manor Junior School. EPC Band: D Council Tax Band: D



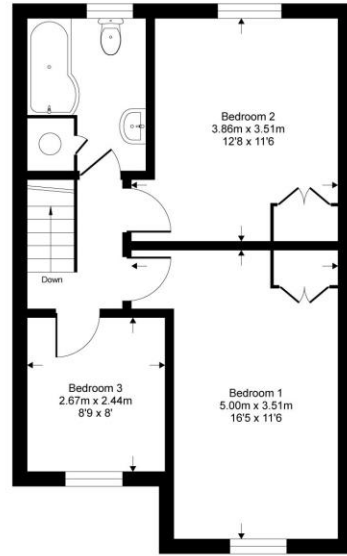


The Shrubby

Approximate Gross Internal Area = 77 sq m / 829 sq ft
 Approximate Garage Internal Area = 11.8 sq m / 128 sq ft
 Approximate Total Internal Area = 88.8 sq m / 957 sq ft



Ground Floor = 31.4 sqm / 338 sqft



First Floor = 45.6 sqm / 491 sqft



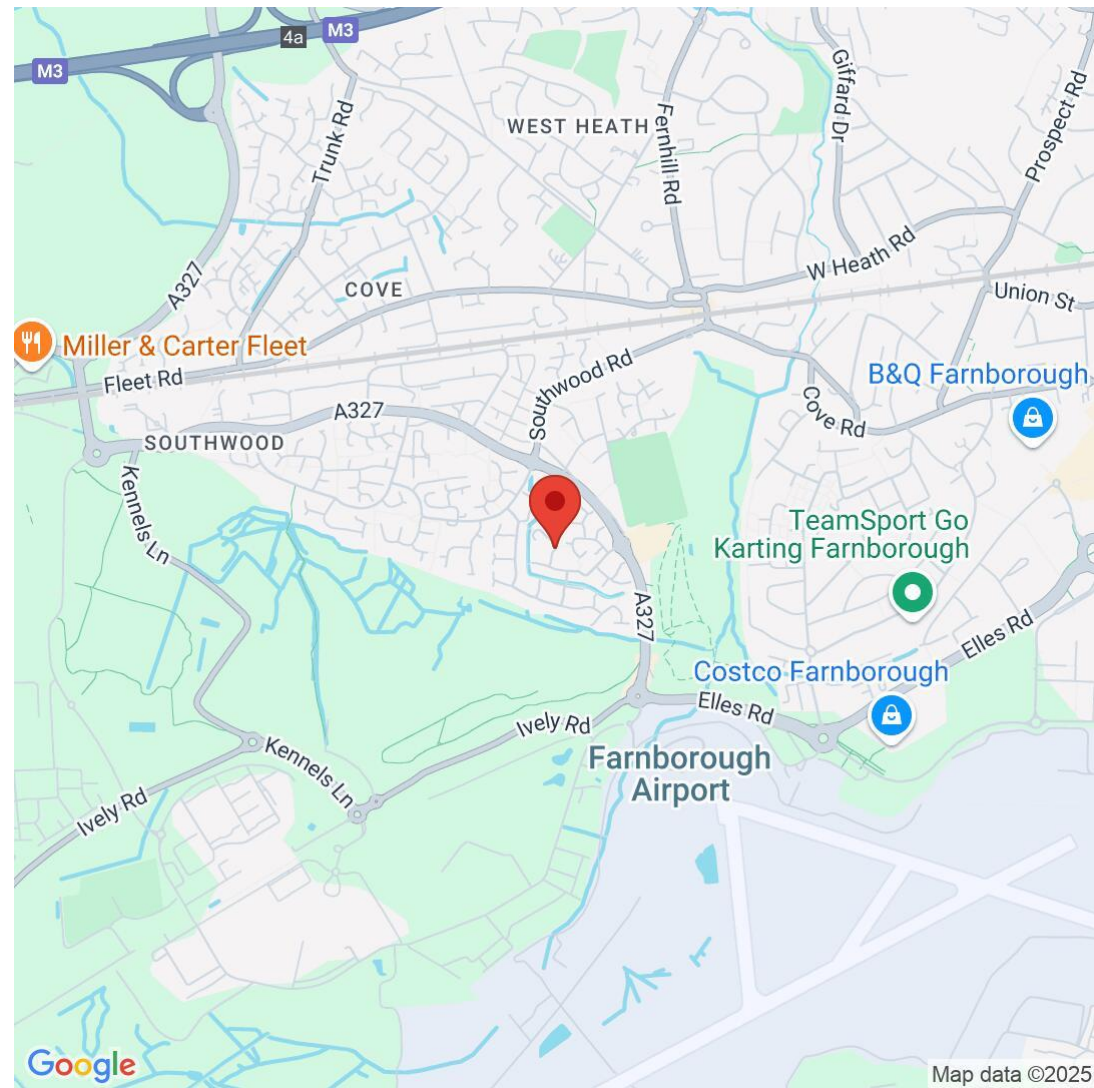
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	