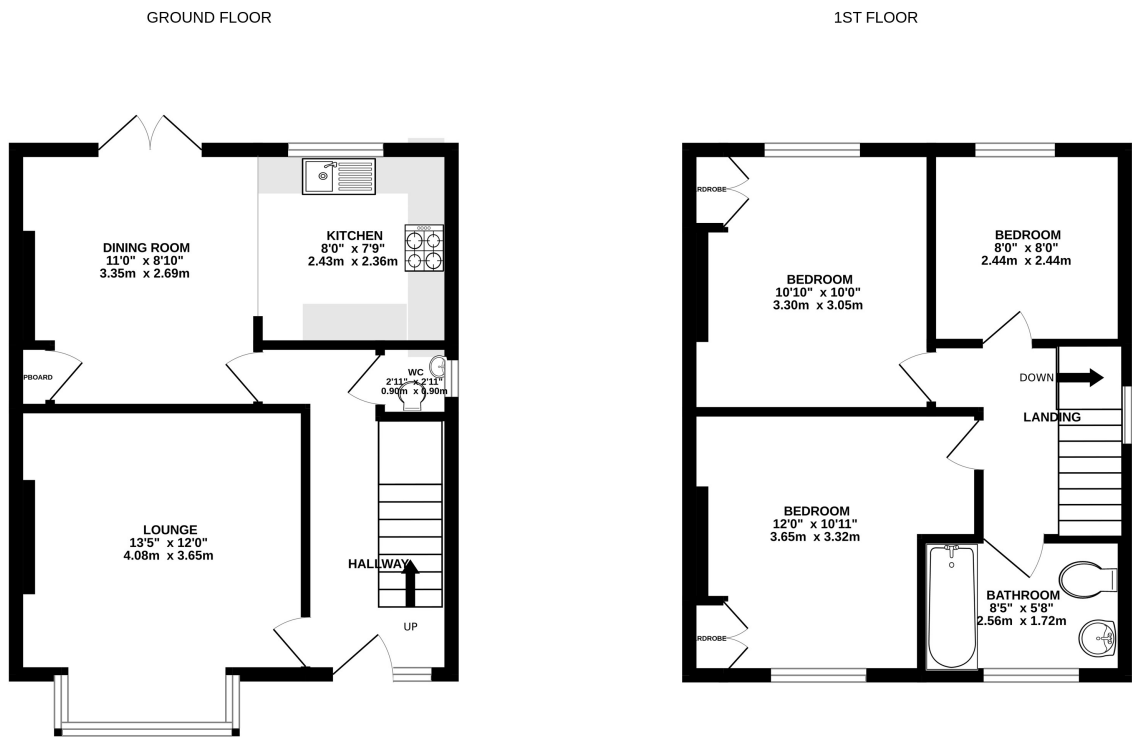


171 Rectory Road FARNBOROUGH, GU14 8AJ



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£425,000 Freehold



- Three bedroom semi detached house
- Downstairs cloakroom
- Lounge with bay window
- Close to train stations and town centre
- Off road parking/hardstanding
- Long rear garden (c.60ft)
- Open plan kitchen & dining area
- No onward chain

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



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The Property

This delightful three-bedroom semi-detached character home offers the perfect blend of kerb appeal and modern living. The accommodation consists of an entrance hallway that leads to a light filled lounge with bay window and a stylish open plan kitchen and dining room with french doors that open out into the garden making this kitchen/dining space ideal for family living and entertaining. A practical downstairs cloakroom adds to the functionality of this family home.

The first floor provides two double bedrooms with built in wardrobe plus a further single bedroom and family bathroom. Set on a generous plot, the long rear garden of approximately 60ft provides generous outdoor space, complimented by off street parking to the side of the property.

Whether you're a first-time buyer or looking to upsize, this attractive home comes to the market with no onward chain.

EPC Rating: D | Council Tax D : £2,320.28

Location

The property is located in an ideal commuter spot, with two nearby train stations being Farnborough North and Farnborough main train station providing access into central London. There are also good road links in the area, including the A331 and M3 motorway.

The town centre which has recently undergone extensive redevelopment provides access to local amenities, restaurants and bars and a cinema. The natural beauty of the nearby quays is the perfect location for enjoying the lake views and includes a unique and picturesque pub (Kingfisher on the quay) that provides the opportunity for dining/drinks with a lakeside view.

The property is also close to several highly regarded schools, including North Farnborough Infant School, Salesian College and Farnborough Hill all girls school, further enhancing its appeal to families.