



Alexandra Road, Farnborough
Hampshire, GU14



Beyond your expectations

An attractive period property with spacious accommodation

Detached Edwardian residence | double aspect living room | dining room | kitchen and separate breakfast room | downstairs cloakroom | 5/6 bedrooms | main bathroom | a detached coach house | off road parking and a rear garden.

Guide Price £700,000 Freehold

Description

A porch gives access to the front door and the spacious entrance hall with a beautiful original tiled floor. The double aspect living/dining room has an attractive open fireplace, a square bay window and patio doors which lead to the rear gardens. The generous kitchen is located to the rear of the house and has potential to extend further, subject to the necessary consents. A breakfast room is adjacent to the kitchen. Further rooms on the ground floor are the front aspect drawing room and a bathroom with a separate cloak room. Upstairs, the first floor landing leads to 5 double bedrooms, there is a further room which could be used as a single bedroom or converted into an en-suite and walk-in dressing area serving the master bedroom. The main bathroom benefits from a separate wc.

Outside

The property is approached by a gravel driveway and an area of lawn which could be converted to provide further off road parking. The enclosed rear garden is mainly laid to lawn and extends to the rear. An original coach house at the bottom of the garden has the potential to offer annexed accommodation or a home office/studio, subject to renovation and the necessary consents.

Location

The property is located in the popular South Farnborough area and the commuter is within easy reach of Farnborough main line train station with direct access to London Waterloo within 40 minutes or to the M3 at

junction 4a to London and the South Coast. The area is well known for it's excellent local schools and colleges and is nearby to the popular King George V playing fields. Farnborough Town Centre is also conveniently situated which is undergoing a multi million pound redevelopment with a new cinema and a range of restaurants.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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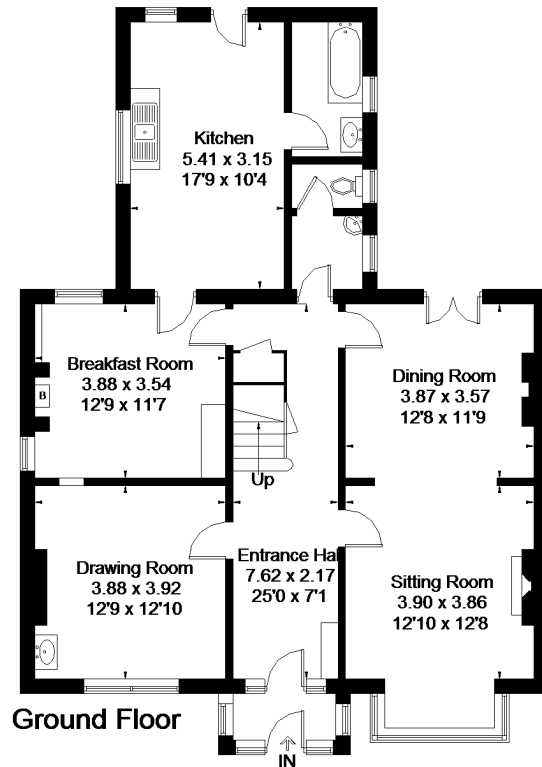
Approximate Gross Internal Area = 217.7 sq m / 2343 sq ft

Coach House = 84 sq m / 904 sq ft

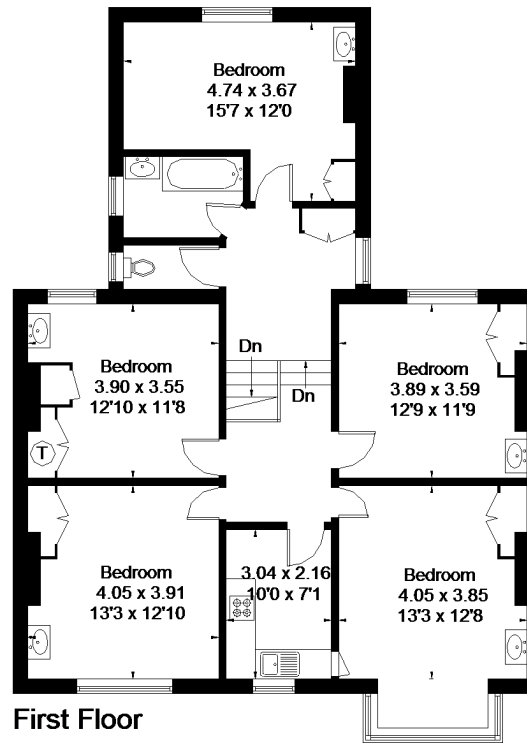
Total = 301.7 sq m / 3247 sq ft



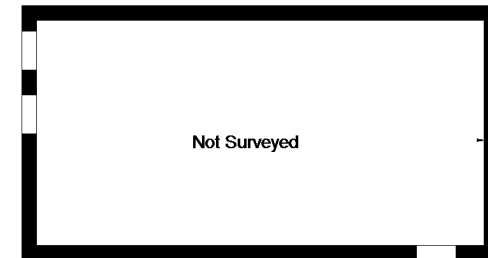
Floorplanz © 2016
0845 6344080 Ref: 172556
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



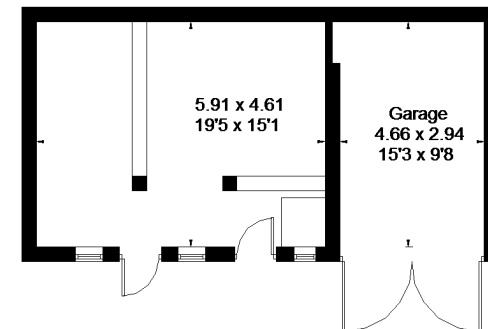
Ground Floor



First Floor



Coach House - First Floor



Coach House - Ground Floor
(Not Shown In Actual Location / Orientation)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

