



Larch Way, Farnborough
£575,000


MARTIN & CO

Larch Way, Farnborough

- Detached family home
- End of cul-de-sac location
- Five bedrooms
- Three reception rooms
- Refitted kitchen/diner
- Detached studio/home office
- Driveway parking
- Private rear garden



This five bedroom detached family house is situated in a tucked away position at the end of a cul-de-sac, with ample off street parking and detached garage.



This impressive 5-bedroom detached house is situated in a quiet and sought-after cul-de-sac location, offering a peaceful and family-friendly environment. The property boasts a spacious layout, perfect for modern family living.

Inside, you'll find a bright and inviting living room, a versatile playroom, and a generous dining room – ideal for both relaxing and entertaining. The open-plan, refitted kitchen is a standout feature, providing a contemporary space for cooking and socialising, with plentiful storage and modern appliances.

The master bedroom benefits from its own ensuite bathroom, while the remaining four bedrooms are well-proportioned and serviced by a family shower room.

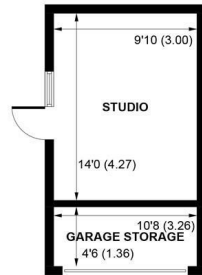
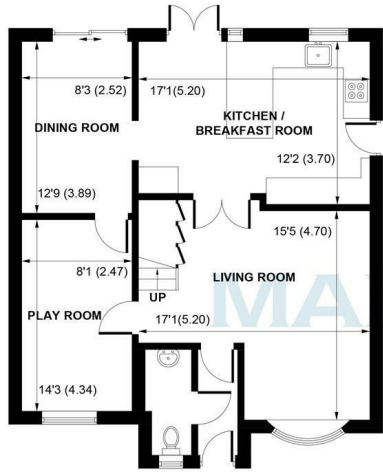
Outside, the property offers a detached garage which has been partially converted to provide studio/home office space but still maintaining some useful storage. There is still ample parking on the driveway.

This home combines practicality with style, offering abundant space, comfort, and a great location for families.



Larch Way, Farnborough

Approximate Gross Internal Area = 137.5 sq m / 1480 sq ft
 Outbuilding = 18.7 sq m / 201 sq ft
 Total = 156.2 sq m / 1681 sq ft
 (Including Garage Storage)

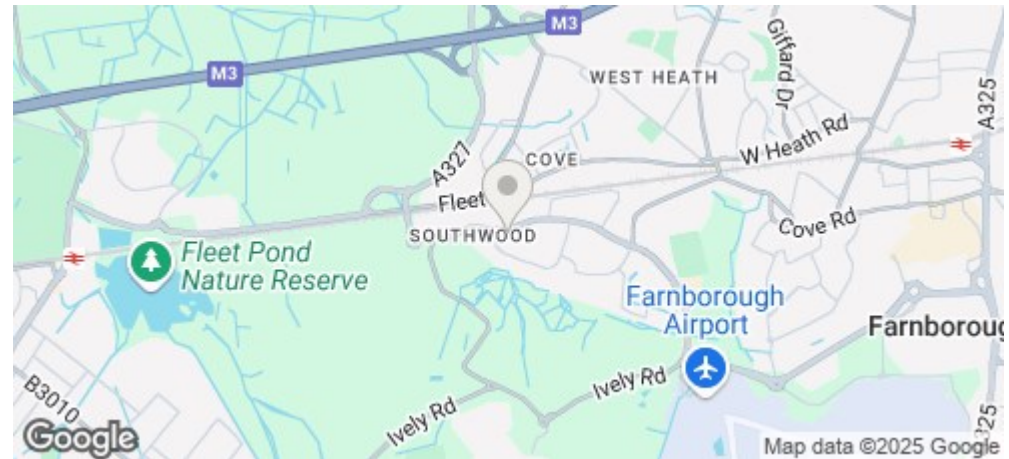


(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1160698)
 Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Martin & Co Aldershot
 173 Victoria Road, Aldershot, Hampshire,
 GU11 1JU
 Aldershot@martinco.com

01252 311974
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

