



**Larch Way, Farnborough**

**£575,000**

  
**MARTIN & CO**

# Larch Way, Farnborough

Date Available:

Deposit:  
null

Council Tax Band:

- 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.

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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)



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
	83
71	

Very energy efficient - lower running costs  
 (92 plus) A  
 (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 <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
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 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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**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.

