



Fairfax Road, Farnborough

  
**MARTIN & CO**

# Fairfax Road, Farnborough

- Three Generously Sized Bedrooms
- Just Minutes from Farnborough Sixth Form College
- Immaculately Presented Throughout
- Excellent Transport Links
- Private Garden with Versatile Garden Office & Storage Shed
- Driveway Parking for Two Vehicles

***Beautifully presented 3-bed family home in a sought-after Farnborough location, just minutes from the Sixth Form College and local amenities. Features include a modern kitchen, utility room, private garden with home office and parking for two cars.***

Welcome to your next family home — beautifully maintained and thoughtfully updated for modern living. Step inside to find a spacious open-plan living/dining area with direct access to a private garden, perfect for entertaining or relaxing. The stylish, modern kitchen is finished to a high standard, featuring generous worktops, ample storage,



and a fresh, contemporary design ideal for daily life.

The ground floor also includes a separate utility room, offering additional space for laundry and storage, along with a downstairs cloakroom and built-in storage areas.

Upstairs you'll find three well-proportioned bedrooms, two with built-in wardrobes, and a modern family bathroom.

#### Outdoor Space:

The generous rear garden offers a tranquil escape and includes a multi-functional garden shed with an office and storage space — perfect for remote work, hobbies, or keeping things organised. To the front, there's driveway parking for two vehicles for added ease.

#### Location Perks:

Set in a peaceful, family-friendly spot overlooking a green, the home is just a short walk from Farnborough Gate, the Sixth Form College, local shops, and essential amenities

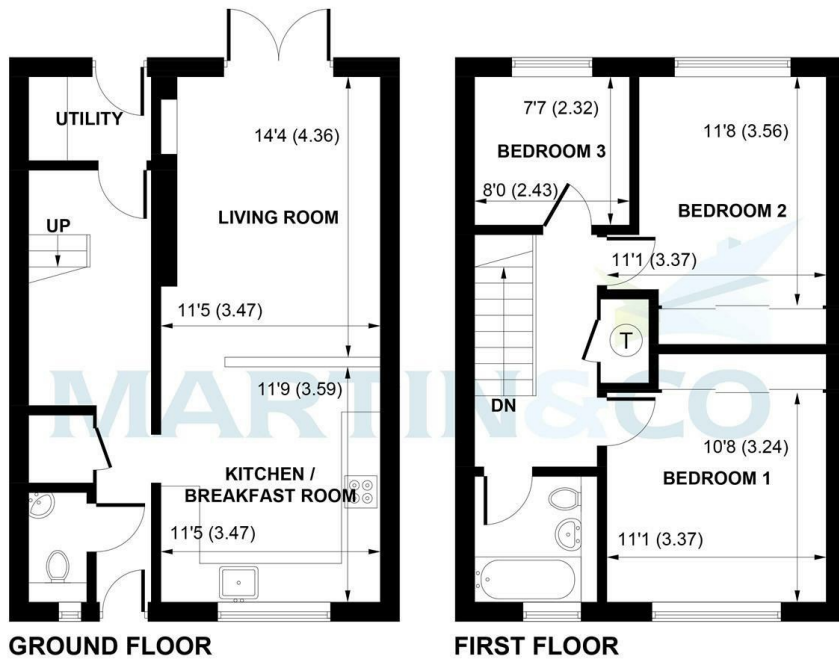
EPC: E

Council Tax: C



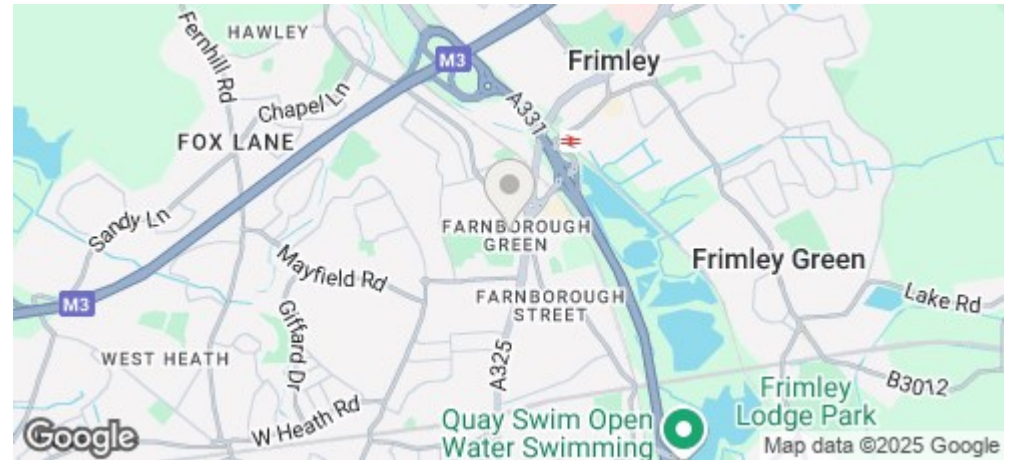
### Fairfax Road, Farnborough

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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. (ID1217677)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

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