



Rectory Road | | Farnborough | GU14 7HT
Offers Over £550,000 Freehold

Waterford's W
Residential Sales & Lettings

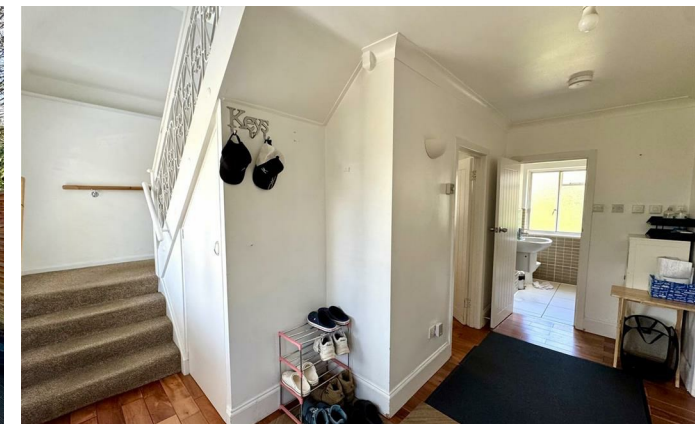
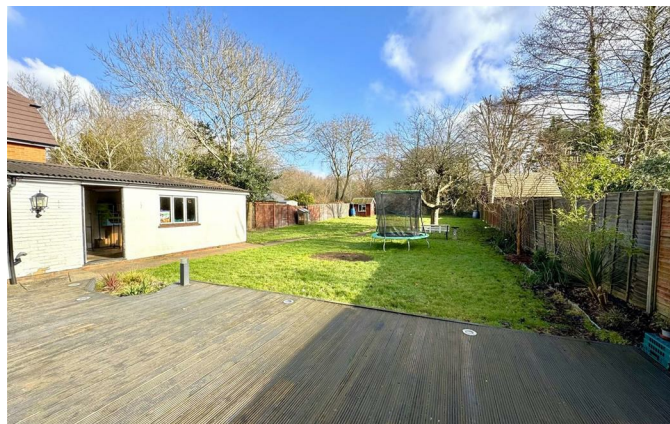
Rectory Road | Farnborough | GU14 7HT Offers Over £550,000

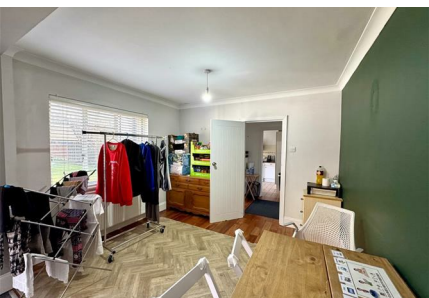
This charming detached home on Rectory Road, Farnborough, offers a fantastic opportunity for modernisation and potential extension (subject to planning permission).

- **Prime Location:** Situated in the sought-after Rectory Road area of Farnborough, offering a fantastic opportunity to personalise a home in a desirable location.
- **Spacious Living:** Generous living spaces, including a large living/dining room filled with natural light and a separate dining room perfect for family meals or entertaining.
- **Four Bedrooms:** The property features four bedrooms, including a versatile study/bedroom 4, ideal for family living, guest accommodation, or a home office.
- **Potential for Modernisation:** Offering great scope for improvement and extension (subject to planning permission), the home is perfect for buyers looking to add their personal touch.
- **Well-Sized Kitchen:** The kitchen/breakfast room offers

Property Description

Property Overview: Nestled in the highly sought-after Rectory Road area of Farnborough, this charming detached residence presents a fantastic opportunity for buyers looking to put their own mark on a home. With generous living spaces, four bedrooms, and a large plot, the property offers great potential for modernisation and expansion (subject to planning permission),





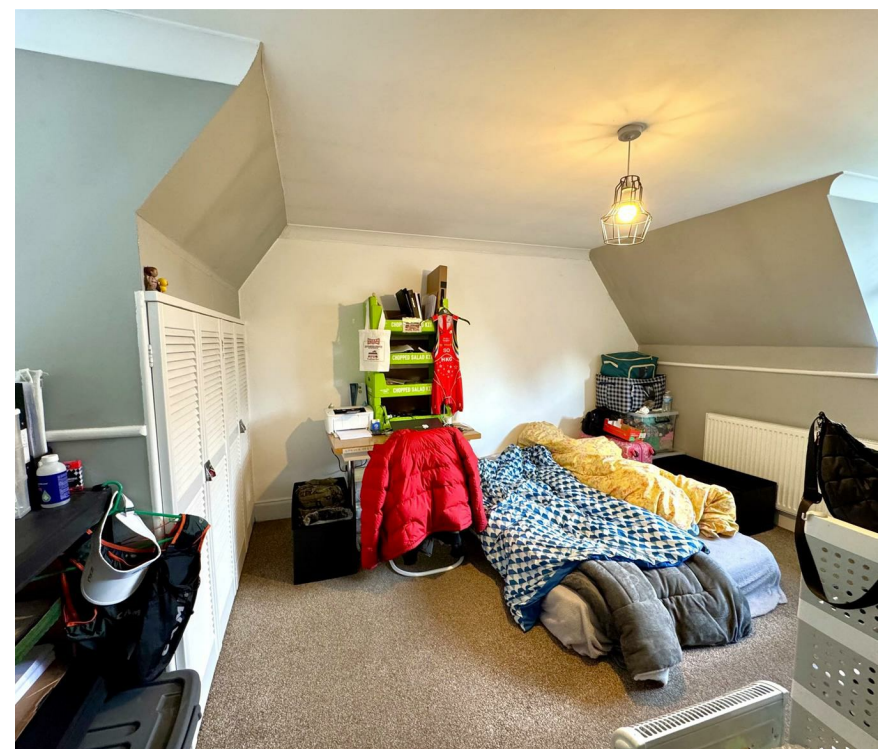
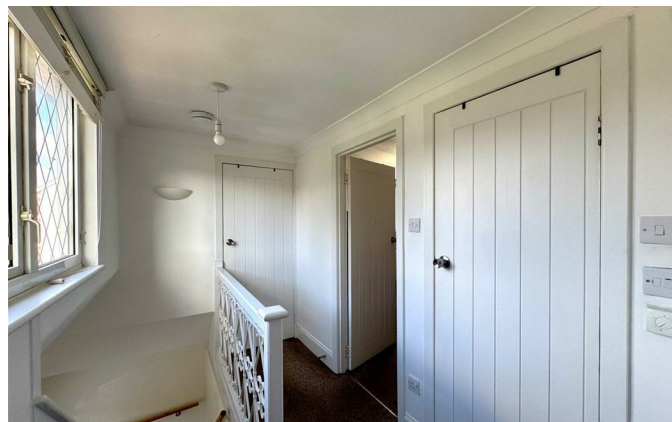
making it ideal for those wanting to create their dream home.

Interior Features: Upon entering, you are welcomed by a spacious hallway that leads to a versatile study/bedroom 4 on the right. Continuing through, you will find the kitchen, which features sliding doors that open onto the beautiful garden. The expansive living/dining room is filled with natural light, creating a bright and airy atmosphere, while the separate dining room provides an excellent space for family meals or entertaining guests. This floor also benefits from a convenient downstairs shower room.

The kitchen/breakfast room is well-sized and offers exciting potential for refurbishment. With a thoughtful redesign, this space could become the heart of the home, providing a modern and functional culinary hub.

Upstairs, the property boasts three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or a home office. A spacious family bathroom completes this floor, with ample opportunity to update and transform it into a stylish, contemporary space.

Exterior & Gardens: Set on a generous plot of nearly a quarter of an acre, the property enjoys a private front garden and an in-and-out driveway that leads to a large garage, offering plentiful parking and storage space.



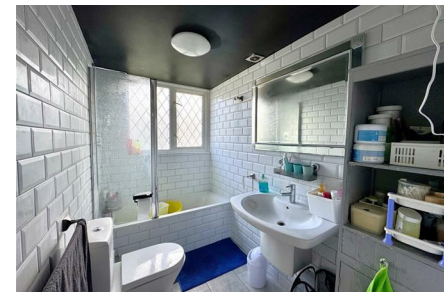
The rear garden is a standout feature, offering a large outdoor space with fantastic potential for landscaping or extending the property further (subject to planning permission). This garden is perfect for those looking to create a family-friendly environment or an outdoor retreat.

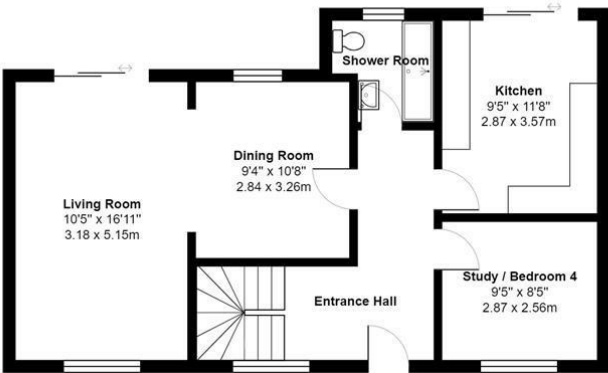
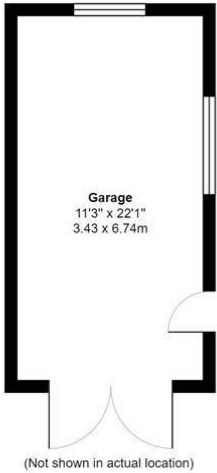
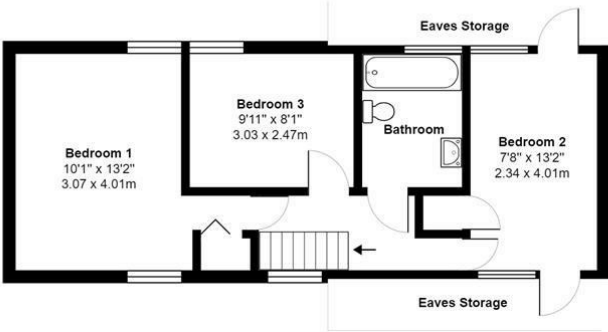
Location & Surroundings: Situated on the desirable Rectory Road in Farnborough, the property is conveniently located close to local amenities, schools, parks, and transport links. Farnborough Main and North Camp railway stations provide quick and easy connections to London and the surrounding areas, while the M3 and A331 are easily accessible, making commuting a breeze.

Summary: This spacious four-bedroom detached home offers an exciting opportunity to modernise and extend, making it a fantastic prospect for families, investors, or anyone looking to create their perfect home. With its character, generous plot, and enormous potential, this property is a rare find in such a desirable location.

A viewing is highly recommended to truly appreciate the scope and possibilities this home has to offer.

Disclaimer: This Information has been obtained and provided by the Property Owner





Total Area: 1485 ft² ... 138.0 m²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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