



Goodden Crescent | | Farnborough | GU14 0DQ

Asking Price £359,950 Freehold

Waterford's W
Residential Sales & Lettings

Goodden Crescent |
Farnborough | GU14 0DQ
Asking Price £359,950

Situated in Farnborough within walking distance of Farnborough Town Centre and Farnborough Main Railway station is this two bedroom home. The property benefits from having a refitted kitchen and bathroom, private rear garden and it would make an ideal investment property or first time purchase.

- New Double Glazing
- Private Rear Garden Throughout
- Adjacent to Park and Green Space
- Recently Refitted Kitchen/Dining Room with Appliances
- Driveway Parking for 2 Cars
- Excellent Decorative Order Throughout
- Walking Distance to Farnborough Main Station
- New Front and Rear Door
- Newly Fitted Gas Boiler with Warranty
- Superb Outhouse and Attached Garden Shed

Beautifully Presented Home in Prime Location!

This stunning home is offered in excellent decorative order throughout, boasting modern updates and stylish finishes. The property



A stunning 2 bedroom home which is offered in excellent decorative order throughout, boasting modern updates and stylish finishes. The property features a large, refitted bathroom and a recently renovated kitchen/dining room with integrated appliances, perfect for contemporary living.



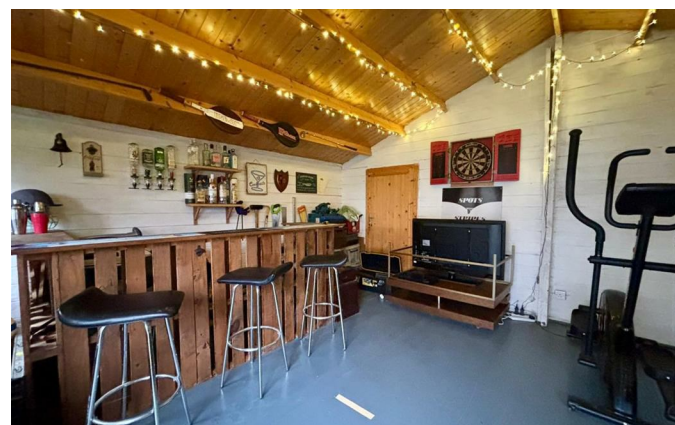
features a recently renovated kitchen/dining room with integrated appliances, perfect for contemporary living. Upstairs you will find two good sized bedrooms, both benefiting from built in storage and a large family bathroom. This home benefits from new front and rear doors, new double glazing throughout, combi gas boiler replaced last year, new carpets and recently renovated throughout.

Outside, you'll find a private rear garden, an impressive outhouse with an attached garden shed, and driveway parking for two cars. Adjacent to a lovely green space and park, the home offers a peaceful setting while remaining highly convenient.

Additional upgrades include refitted sealed unit double glazing and a newly installed gas boiler with warranty for added efficiency. Located within walking distance to Farnborough Main Station, this home is ideal for commuters.

Early viewing is highly recommended to fully appreciate all this property has to offer!

This family home is ideally located for local amenities, with Farnborough and Fleet town centres just a short drive away providing a variety of shops, restaurants, and leisure facilities. The local area provides some

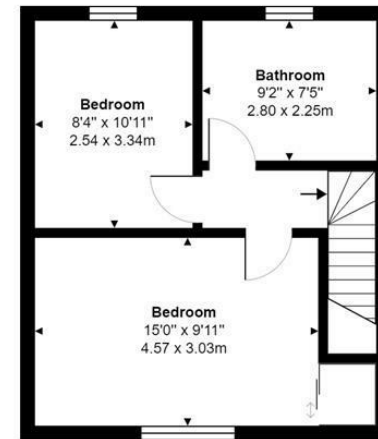
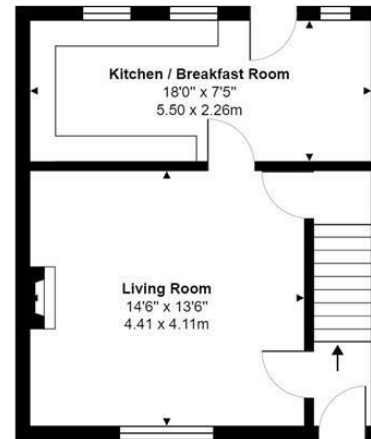
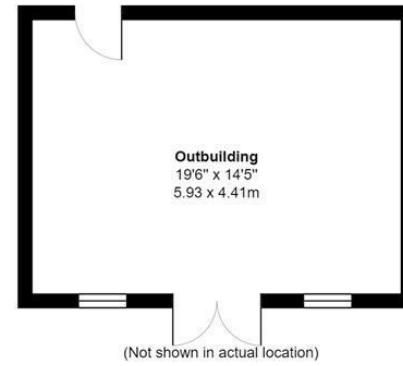


fantastic walks with Bramshott Farm Country Park, Fleet Pond Nature Reserve and the newly developed Southwood Country Park just a few minutes away. The area is also perfect for those looking to commute with Farnborough Main Railway Station providing direct links to London, and Farnborough North Railway Station with direct links to Reading just a short drive away. Goodden Crescent is also ideally situated for road access with the M3 approximately 2 miles away.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





Total Area (Including Outbuilding): 1054 ft² ... 97.9 m²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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	

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