



117 Giffard Drive, Farnborough, GU14 8QD

Price guide £450,000



# 117 Giffard Drive

Farnborough, GU14 8QD

- Three/Four Bedrooms Semi-Detached
- Downstairs W/C & Shower Room
- Modern Bathroom
- Westerly Facing Garden
- Large Lounge
- Rear Aspect Kitchen/Diner
- Recently Redecorated
- No Onward Chain

A beautifully presented three/four-bedroom, semi-detached property situated in a sought-after area backing on to leafy park land, and is close to popular schools, shops, and amenities.

The ground floor accommodation offers a large lounge, rear aspect full-width kitchen/diner with feature atrium, downstairs W/C & shower room, office/bedroom four, and attached garage with door from the kitchen. The first floor comprises of three good sized bedrooms, refitted bathroom, access to loft and storage cupboard.

To the outside the westerly facing rear garden has an area of laid to lawn, patio, decking areas with pagodas and timber shed. The front garden offers a double width block-paviour driveway and access to the garage.

Furthermore, the property has just been redecorated, has had news carpets and is being sold with no onward chain.



## Entrance Hallway

**Lounge** 16'5x12 (5.00mx3.66m)

**Kitchen/Diner** 24'2x14'8 (7.37mx4.47m)

## Downstairs W/C & Shower Room

**Office/Bedroom Four** 10'2x5'9 (3.10mx1.75m)

## Frist Floor

**Bedroom** 11'9x9'6 (3.58mx2.90m)

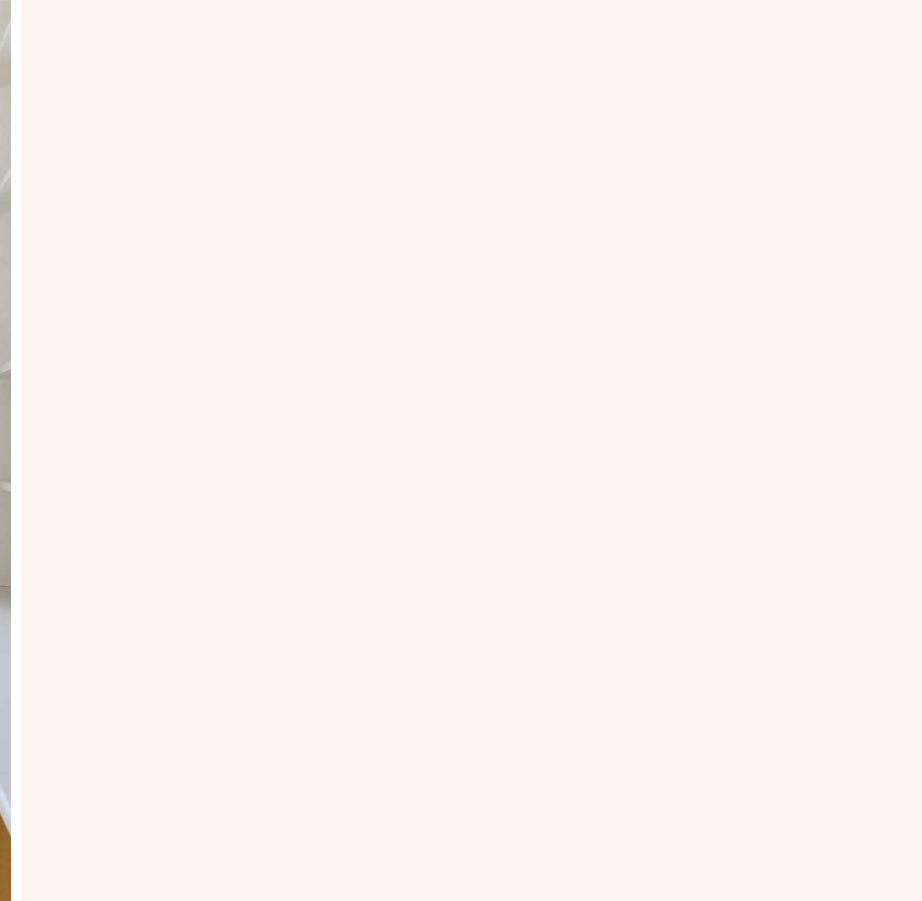
**Bedroom** 10'9x8'8 (3.28mx2.64m)

**Bedroom** 11'9x6'6 (3.58mx1.98m)

**Garage** 21'3x8 (6.48mx2.44m)

**Outside**





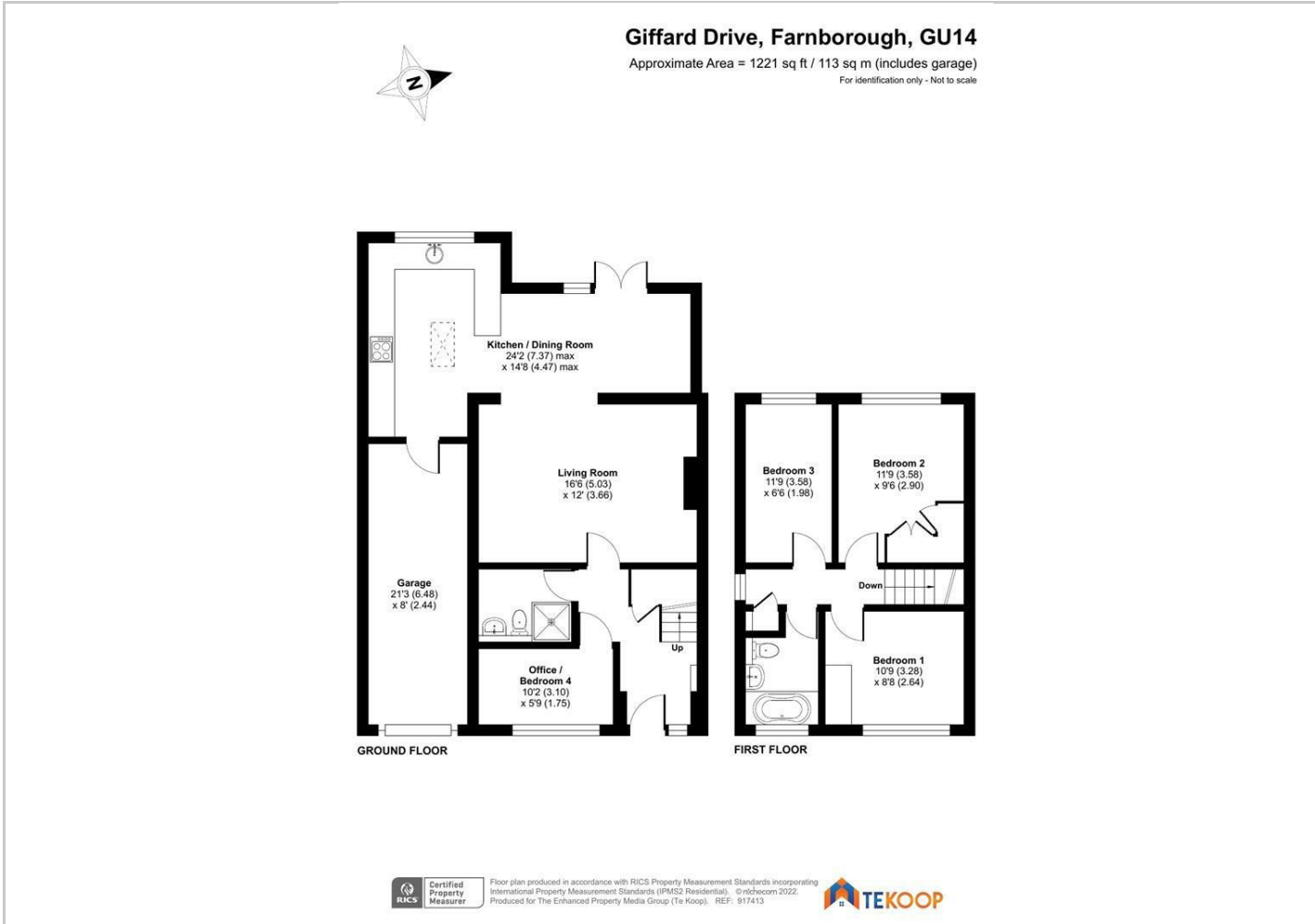
## Directions

At junction 4a of the M3, take the A327 exit to Fleet/A3013, at the roundabout, take the 2nd exit onto A327, continue straight onto A3013, at the roundabout, take the 2nd exit onto Fleet Rd/B3014, At West Heath Roundabout, take the 3rd exit onto West Heath Rd. turn left onto Giffard Drive, destination will be on the left.

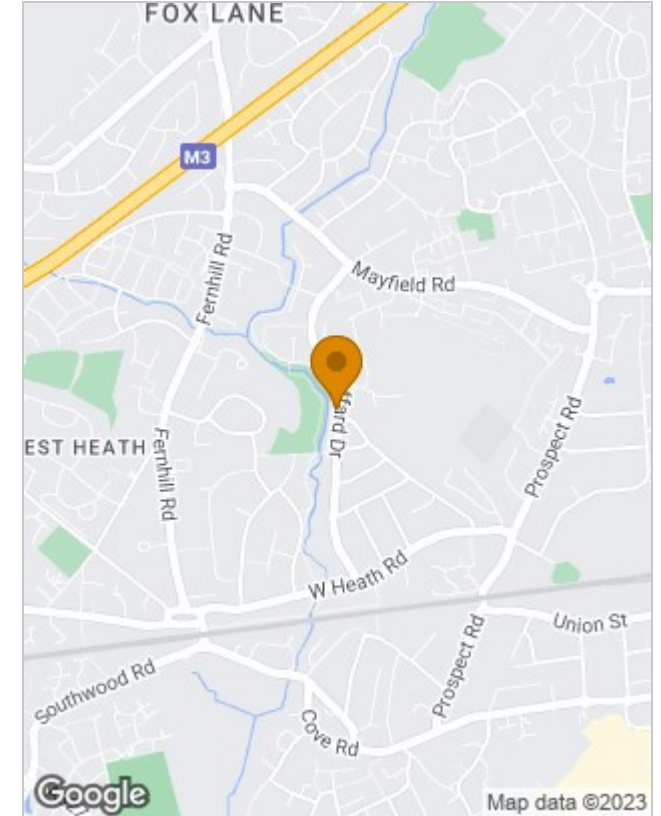




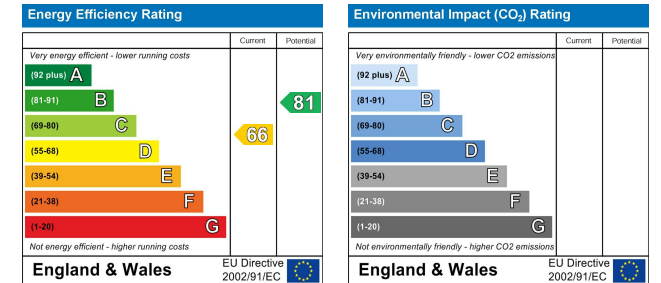
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.