



9 Sidlaws Road, Farnborough, GU14 9JL

£525,000







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# 9 Sidlaws Road

Farnborough, GU14 9JL

- Extended Semi-Detached
- Flexible Living Space
- Ideal Annex Layout
- Ideal For Big Family, Or Investor
- Wow Factor Throughout
- Potential For Up-To five Bedrooms
- Summer House
- Landscaped Rear Garden

This stunning, extended semi-detached house is a rare gem that offers flexible accommodation and is perfect for a family looking for an annex.

The property boasts a 19'6 living room, separate kitchen, breakfast room, downstairs cloakroom/shower room, study, utility/storeroom, two further reception rooms/bedrooms both with shower rooms coming off them. The first floor comprises of three bedrooms, all served with individual ensuites and access to the loft.

The rear garden is well stocked with various trees and shrubs and has been landscaped to give a functional and minimal maintenance garden that can be enjoyed all year round. The property also features a large Summer House that is perfect for entertaining guests.

The front of the property offers a private driveway with parking.

This property is ideally located for both junctions of the M3, A30, Farnborough Mainline Train Station and is within a short distance of popular schools, shops, and amenities. Book your viewing today to experience the WOW factor this property has to offer!



## Entrance Hallway

**Living Room** 19'6x15'2 (5.94mx4.62m)

**Kitchen** 11'8x9'3 (3.56mx2.82m)

**Breakfast Room** 12'8x9'9 (3.86mx2.97m)

**Utility/Store Room**

**Study** 10'1x9'3 (3.07mx2.82m)

**Downstairs Cloakroom/Shower**

**Reception Room/Bedroom** 13'4x9'10 (4.06mx3.00m)

**Shower Room/Ensuite**

**Reception Room** 11'2x7'11 (3.40mx2.41m)

**Shower Room/Ensuite**

**First Floor**

**Bedroom** 16'3x10'1 (4.95mx3.07m)







### Ensuite

Bedroom 19'7x9'11 (5.97mx3.02m)

### Ensuite

Bedroom 10'1x9'9 (3.07mx2.97m)

### Ensuite

### Outside

Enclosed rear garden which is well stock with various trees and shrubs, there is a gated access to the side and is landscaped to be low maintenance and usable all year round.

### Summer House

### Directions

Head west on M3, at junction 4a, 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, turn left onto Trunk Rd. Go through 2 roundabouts, turn left onto Minley Rd, Minley Rd turns slightly right and becomes Sandy Ln, turn right into Cambrian Rd then turn into Sidlaws Rd. the property can be found at the end of the close on the left.

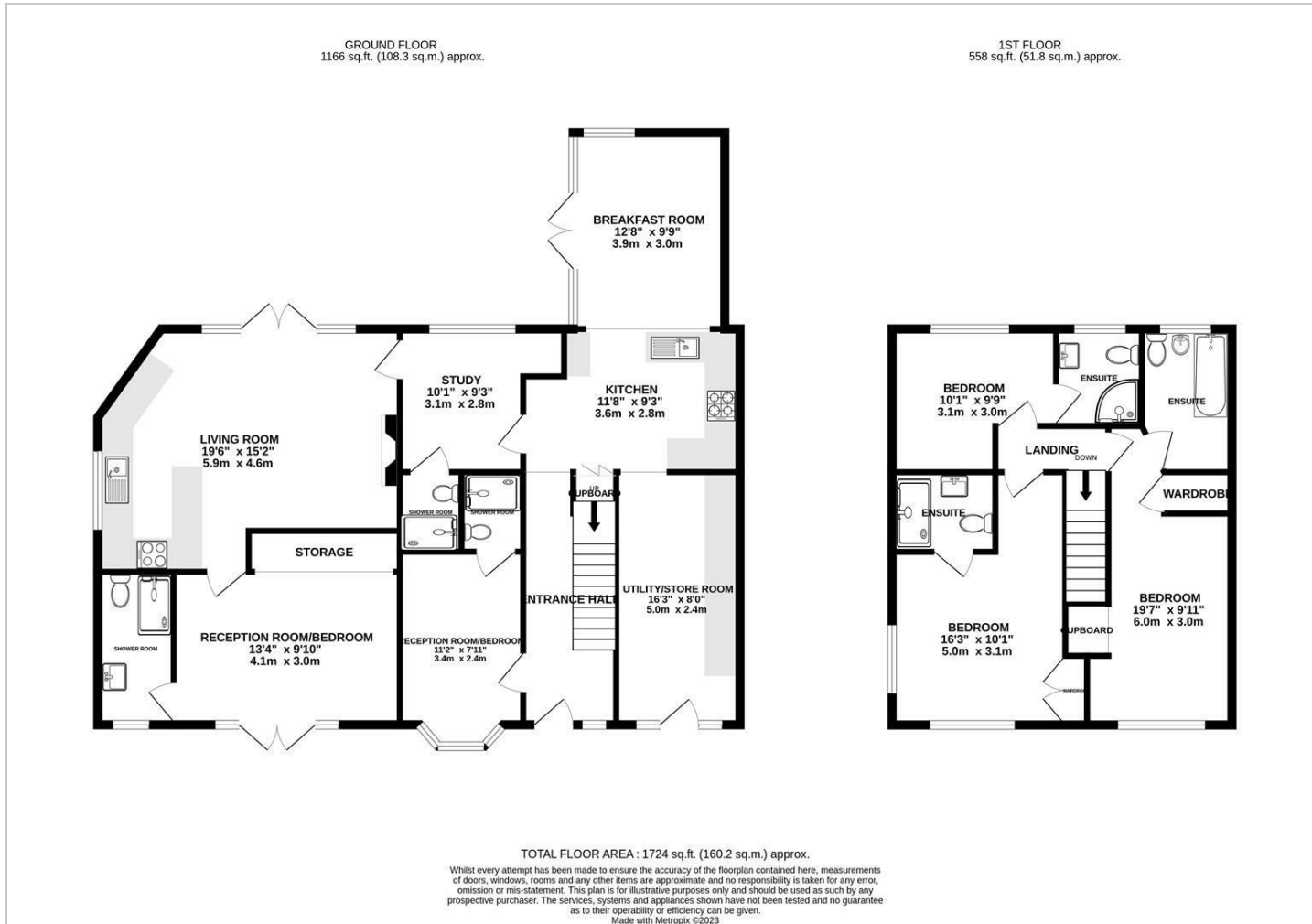




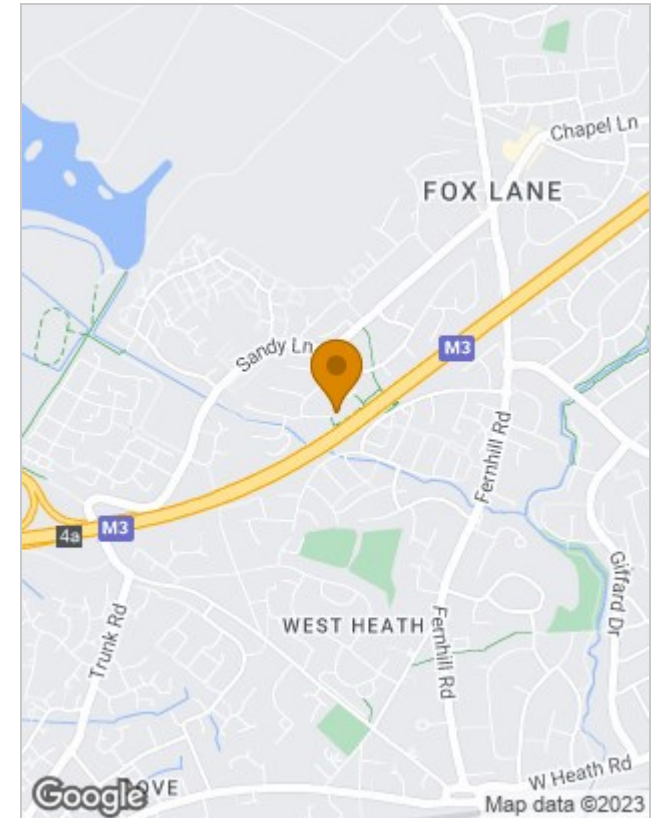




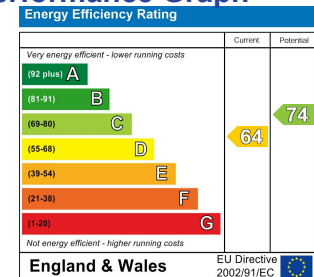
## Floor Plans



## 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.

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