



6 Lakeside Gardens, Farnborough, GU14 9JG

Asking price £400,000



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Farnborough, GU14 9JG

- Three Bedrooms
- Separate Dining Room
- Downstairs Cloakroom
- Private Rear Garden
- Large Lounge
- Modern Fitted Kitchen
- Garage
- No Onward Chain

This well-presented three-bedroom, semi-detached property is located in a sought-after area of Farnborough, Hampshire. The property is conveniently situated in close proximity to popular schools, shops, and amenities.

The property comprises of a large lounge, separate dining room, modern re-fitted kitchen, downstairs cloakroom, three bedrooms, family bathroom, boarded loft with window (great scope to extend into subject to regulations/planning permission), enclosed rear garden, garage, and huge driveway.

The property also benefits from stunning nearby woodland walks and sailing lake, together with easy access to road links that provide great access to the south and central London. It is also conveniently placed for Farnborough Mainline Train Station with London Waterloo just 37 minutes away.

Don't miss out on this fantastic opportunity!



## Entrance Porch

**Lounge** 19'11x12'10 (6.07mx3.91m)

**Dining Room** 11'2x9'7 (3.40mx2.92m)

**Kitchen** 11'2x10'5 (3.40mx3.18m)

**Rear lobby**

**Downstairs Cloakroom**

**First Floor**

**Bedroom One** 12'10x11'10 (3.91mx3.61m)

**Bedroom Two** 11'2x8'11 (3.40mx2.72m)

**Bedroom Three** 9'5x8'1 (2.87mx2.46m)

**Bathroom**

**Outside**

Enclosed rear garden which is mainly laid to lawn with shrub borders, garden shed and access to garage.

**Garage**



18'7x8'11 (5.66mx2.72m)



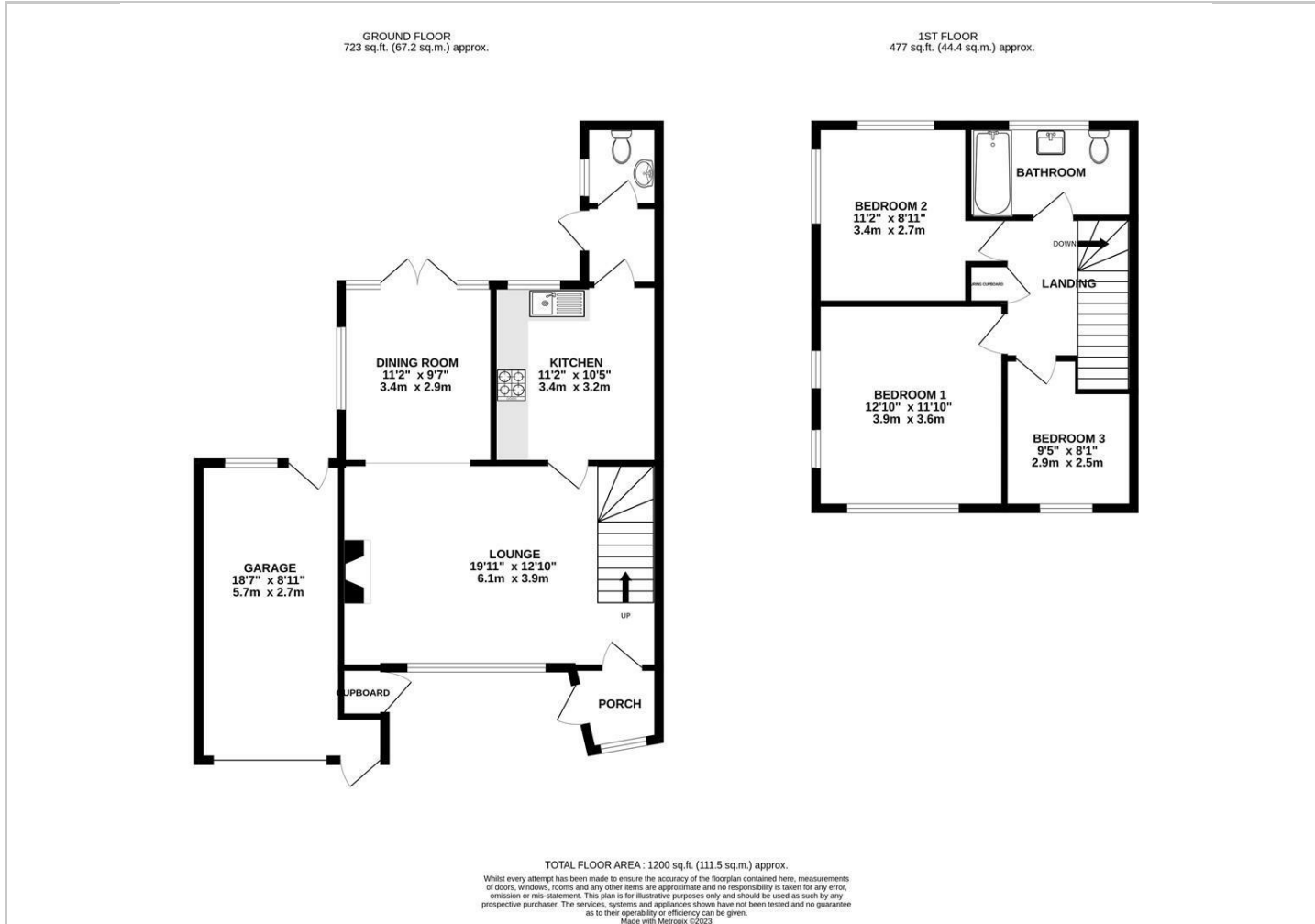
## Directions

Head south-west on M3. at junction 4, take the A331 exit to Guildford/Farnham/Farnborough, at the roundabout, take the 2nd exit onto A331. Take the exit towards Farnborough/Hawley/A325, at the roundabout, take the 3rd exit onto Frimley High St. Go through 1 roundabout, keep right to continue towards Hawley Ln/B3272. At Bradfords Roundabout, take the 2nd exit onto Hawley Ln/B3272, go through 2 roundabouts, at the roundabout, take the 1st exit onto Chapel Ln. Go through 1 roundabout, at the roundabout, take the 1st exit onto Fernhill Rd. Turn right onto Sandy Ln. Turn right onto Lakeside Gardens. Destination will be on the left.

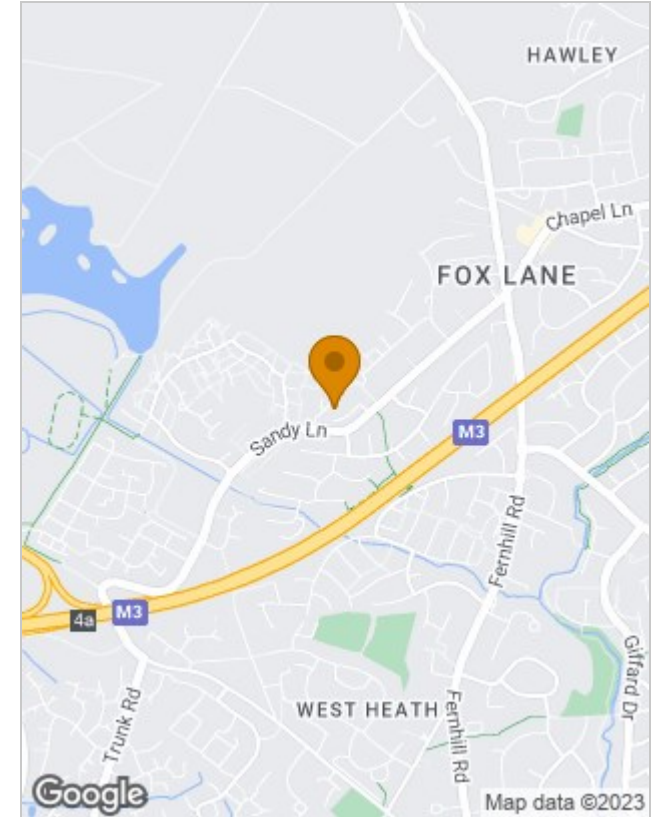




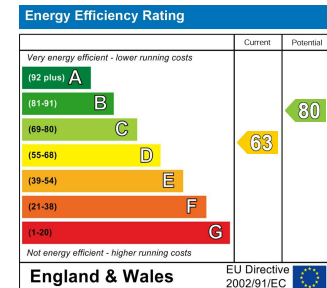
## Floor Plans



## 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.