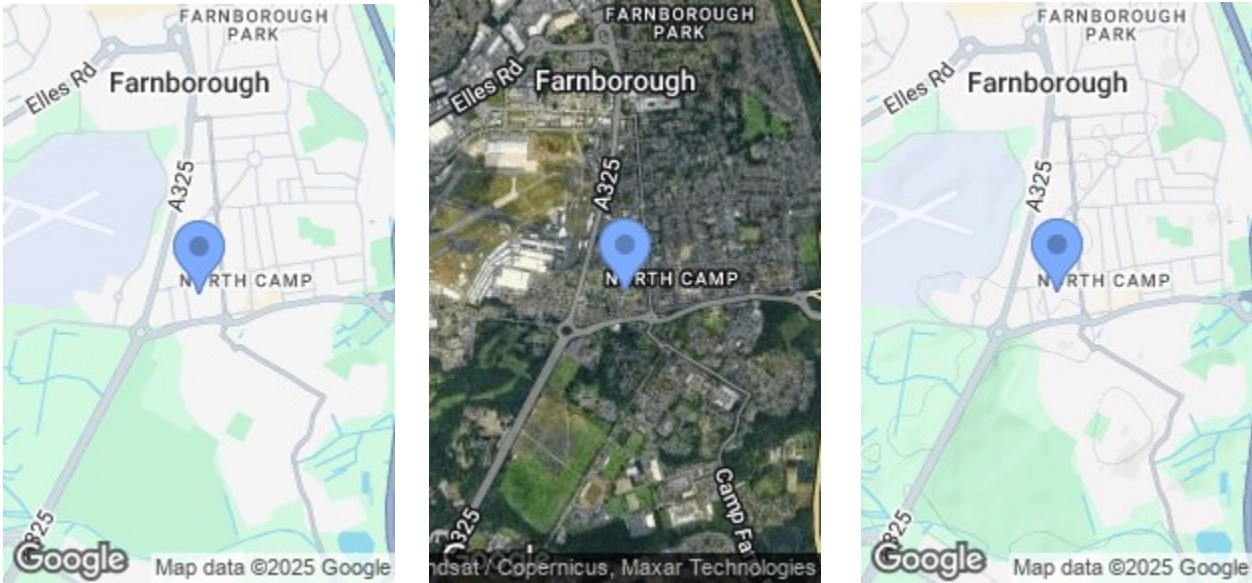




ROAD MAP

HYBRID MAP

TERRAIN MAP



WINCHESTER STREET, FARNBOROUGH GU14  
PRICE GUIDE £400,000

Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightspropertyservices.com](http://www.knightspropertyservices.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







## MAIN FEATURES

- Semi Detached Property
- Two Double Bedrooms
- New Radiators
- On Road Parking
- Newly Laid Herringbone Flooring
- Extremely Well Presented
- Sizeable Garden
- Two Reception Rooms
- Characterful Home
- Farnborough Main - 6 Mins Drive Away

## FULL DETAILS

### Hall

Enter via door, Amtico flooring and stairs leading to the first floor.

### Living Room

Front aspect window with shutters, cupboard, Amtico flooring and feature log burner.

### Dining Room

Cupboard, understairs storage, Amtico flooring and feature log burner. Doors leading to the vast garden.

### Kitchen

Range of base and eye level units, sink, four ring gas hob, extractor fan, oven, fridge and washing machine. Partly tiled walls and tiled flooring.

### First Floor Landing

Access to boarded loft with light.

### Bedroom One

Front aspect double bedroom, shutters, wardrobe with mirrored sliding doors and Amtico flooring.

### Bedroom Two

Rear aspect double bedroom, wardrobe and Amtico flooring.

### Bathroom

Bath with shower attachment, low level WC, wash hand basin, partly tiled walls and tiled flooring.

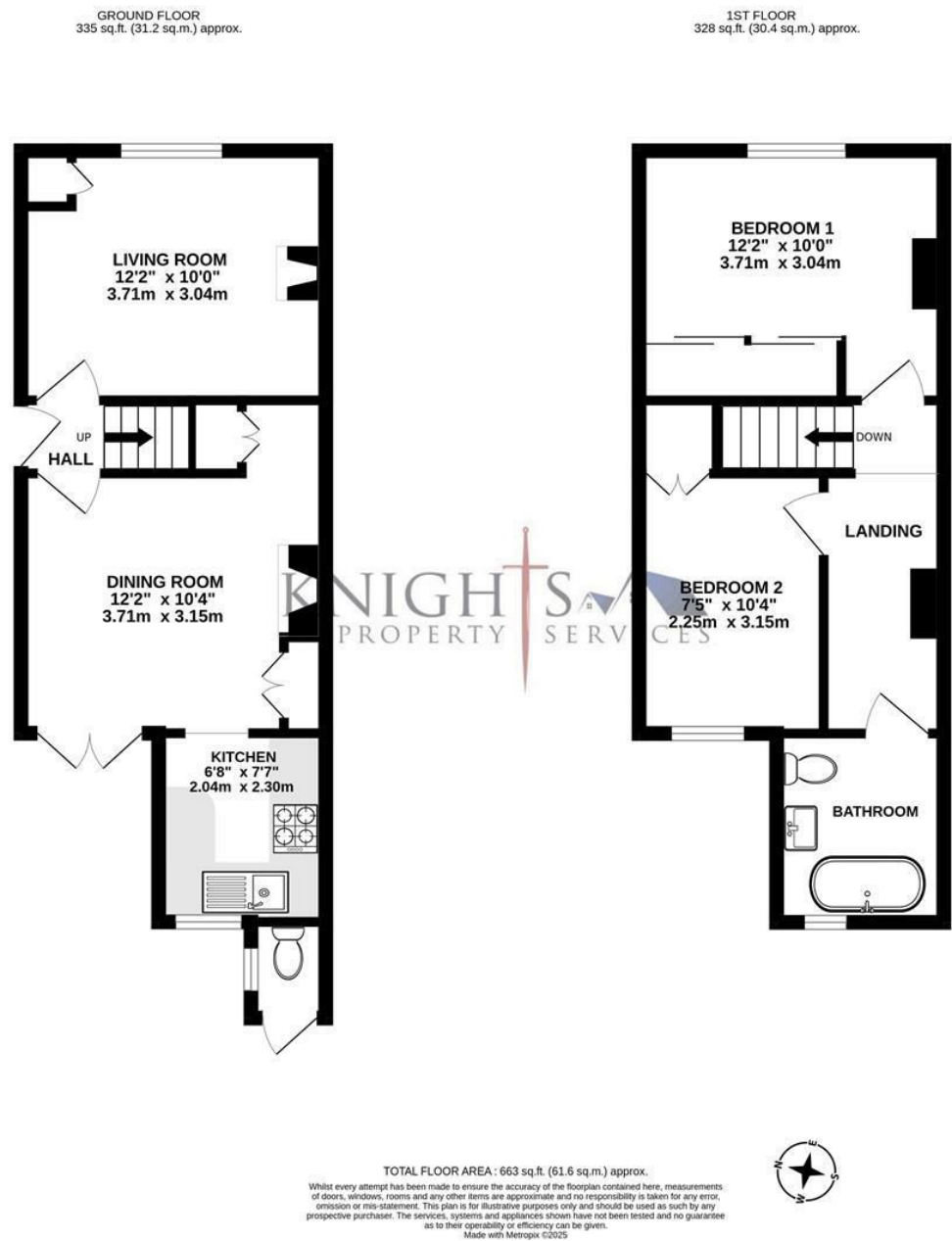
### To The Rear

Mainly laid to lawn with patio area. Range of mature planting and timber built shed and log store. Access to outside WC. Side gate leading to the front of the property.

### Council Tax

Band C.

## FLOORPLAN



## WINCHESTER STREET, FARNBOROUGH GU14

KNIGHTS PROPERTY SERVICES - New to the market for sale is this beautifully presented two bedroom home that perfectly combines cottage charm with modern style. The property features two log burners, creating a cosy setting for winter evenings, alongside new herringbone flooring and newly fitted radiators throughout. The light and airy ground floor comprising; living room, dining room and kitchen. To complete the stunning property internally there are two double bedrooms to the first floor along with a bathroom. A standout feature for this home is the spacious garden, ideal for summer entertaining and barbecues, offering plenty of outdoor space as well as the potential to extend in the future, subject to planning. With its welcoming feel and versatile layout, this home is perfectly suited to first time buyers, downsizers or anyone looking for a characterful property with room to grow. The property is well positioned for local schools and transport links, with Farnborough Main train station being close by (6 minute drive approx.) with direct links to London Waterloo and North Camp train station being a 4 minute drive away approx. Farnborough also boasts a great range of shopping and leisure facilities.