



97 Prospect Road

Farnborough, GU14 8LA

Asking Price £825,000

An exceptional detached family home offering almost 3,000 sq ft of beautifully refurbished accommodation, finished to an exacting standard throughout and combining contemporary design with modern, energy-efficient technology.

At the heart of the home is a superb 33' open-plan kitchen/dining/family room, ideal for both everyday family living and entertaining. The bespoke handmade kitchen features an impressive central island, while aluminium bi-folding doors open directly onto the landscaped rear garden, creating a seamless indoor/outdoor living space.

Further ground-floor accommodation includes a front-aspect home office, cloakroom and utility room, with access to the integral garage.

Upstairs are four generous double bedrooms, including a principal suite with built-in storage and a spacious four-piece en-suite, together with a well-appointed family bathroom.

The property has been designed with comfort and energy efficiency in mind, featuring high-performance EPS external wall insulation, underfloor heating to both floors with individual room temperature control, an air-source heat pump with heat recovery system and solar panels helping to reduce energy consumption and running costs. Aluminium windows and doors are fitted throughout, together with a hard-wired CCTV security system.

Outside, there is ample driveway parking and a landscaped rear garden with substantial decking. A detached, heated and

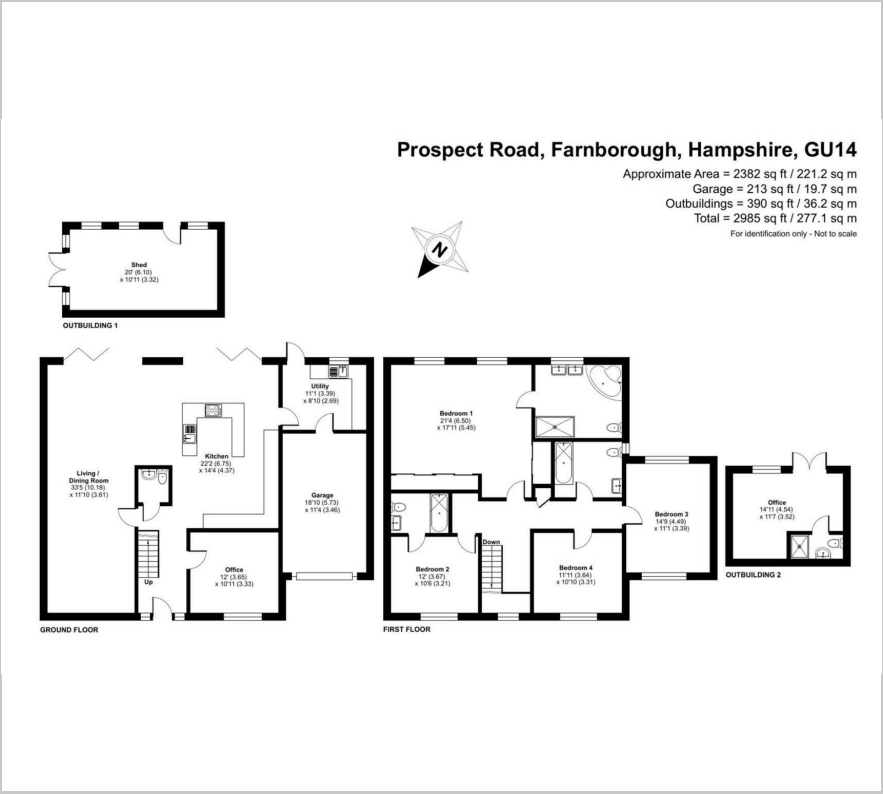
- Detached heated and fully plumbed garden office with shower room
- Bespoke handmade kitchen with large central island
- Underfloor heating to both floors with individual room temperature control
- Air-source heat pump with heat recovery system
- Solar panels helping to reduce running costs
- Aluminium windows, doors and bi-folding doors
- Fully prepared for a future loft conversion, inc roof structure, power & space for a future staircase
- Hard-wired CCTV security system
- Council tax band E
- EPC ebnergy rating band (c) 70

Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



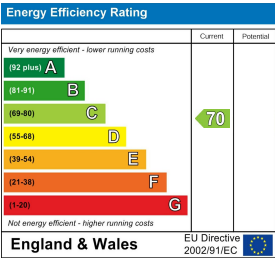
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.