



Clayton Road, Farnborough, GU14

Wellingtons

Key features

Three-bedroom terraced home.

Scope to extend (subject to planning permission).

South-facing garden with large storage shed.

Driveway parking for two cars.

Conveniently located near to The Ferns Primary and Fernhill Secondary schools as well as local shops and amenities.



The property

This three bedroom terraced home features a spacious double aspect living room, a modern kitchen, downstairs w.c and a south facing garden.

Upstairs are three bedrooms (two doubles and one single) and a family bathroom.

To the front of the property is driveway parking for two cars, and to the rear is a south-facing garden, with large storage shed.

Clayton Road is conveniently located close to The Ferns Primary and Fernhill Secondary schools, and just a short distance away from local shops and amenities in Cove. Nearby in Farnborough, there are an array of shops in The Meads and Princes Mead shopping centres, a cinema and various gyms. As for supermarkets, Sainsbury's and Tesco Extra can be found at Watchmoor Park and The Meadows respectively, which are approx 3 miles away.

There are also some lovely green spaces, woodland and trails nearby in Blackwater and Hawley, which are popular with families, dog walkers, cyclists and horse riders.







Location

The town of Farnborough in north Hampshire is probably best known for its biennial international airshow.

Farnborough boasts a largely pedestrianised town centre including two covered shopping centres, with a good selection of high street shops and retail parks.

There are large supermarkets and a variety of leisure facilities, plus a good selection of cafés, restaurants and pubs.

The town is well connected by road, with the M3 (Jncts 4 and 4a) within easy reach. Farnborough train station is on the mainline to Waterloo, which provides direct and fast routes to Central London.

General:

Local Authority: Rushmoor Borough Council

Tenure: Freehold

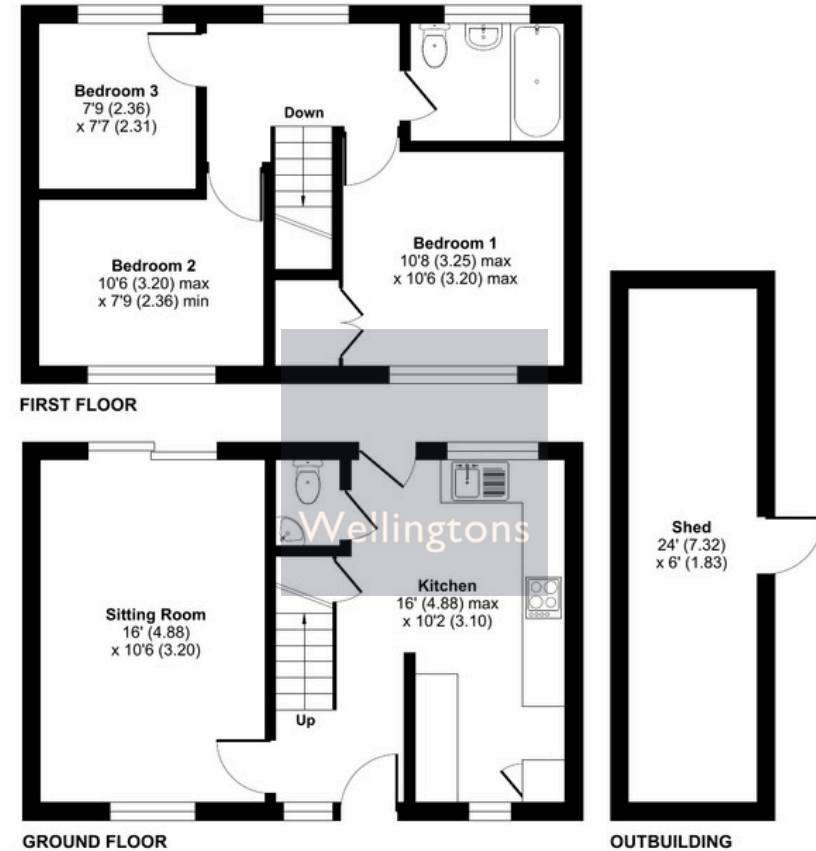
Council Tax: Band C - £1,875.81 per annum

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Approximate Area = 784 sq ft / 72.8 sq m
 Outbuilding = 144 sq ft / 13.4 sq m
 Total = 928 sq ft / 86.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Wellingtons. REF: 854629

IMPORTANT NOTICE: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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