

Farnborough Avenue



Extended and remodelled ground floor

Quiet off-shoot from Green Lane

Particular spacious living accommodation

Large lounge, dining room, sitting room, study/playroom and sun-room

Westerly rear garden

£249,995

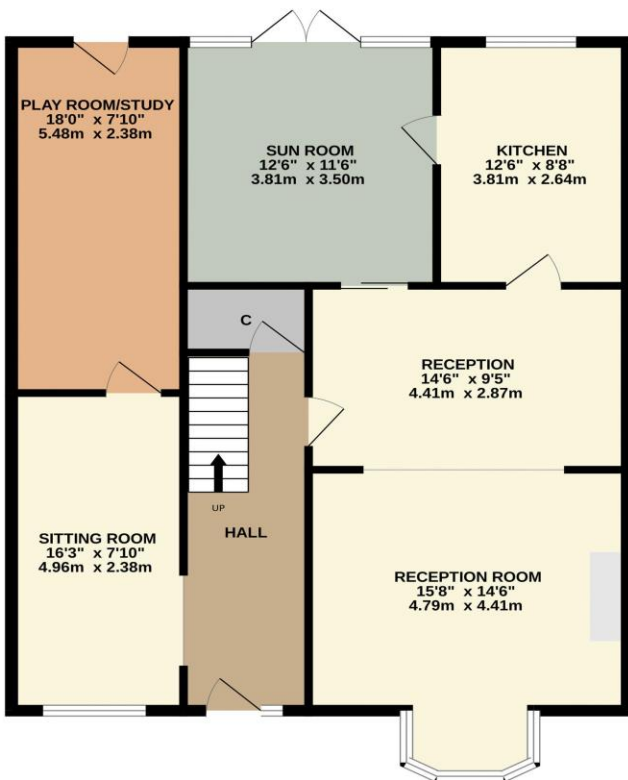


Multi-Award Wining

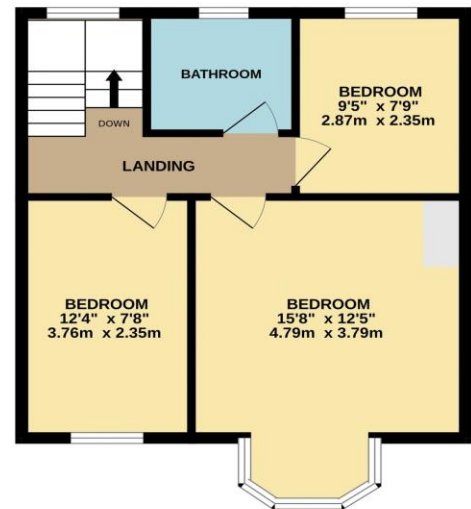
Sitting comfortably within this quiet little off-shoot from the Acklam Road end of Green Lane, this spacious three bedroom property boasts an extended and remodelled ground floor.

Particularly spacious, and worthy of inspection, the enhanced ground floor accommodation now delivers an entrance hall with open-plan sitting room, study/playroom beyond - which could easily become a further, ground floor bedroom, large living room, with open-plan dining room, fitted kitchen and lovely sun-room. The first floor brings three good bedrooms, the 'Master being particularly spacious, along with the attractive family bathroom. A drive the front offers off-road parking, whilst a front garden is enclosed in dwarf-brick built wall, complimented by the rear garden that enjoys a sunny, westerly aspect, with lawn, deck and shrubs, timber shed.

GROUND FLOOR
976 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1433 sq.ft. (133.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC



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