

Tarn Close

Three / Four Bedroom Detached Property



Tarn Close, Farnborough, GU14 0RP

The Property

This well presented three/four bedroom detached property is located at the end of a quiet cul-de-sac opposite Southwood Country Park and close to Farnborough mainline train station. It has been extended at the back and modernised throughout.

Ground Floor

You approach the property through the front porch, opening in to the hallway. The former garage has been converted in to a reception room which is currently used as a fourth bedroom with seating area. There is a family room/study that leads in to the hub of the property, the open plan kitchen/dining/lounge. With the Velux windows and triple Bi-fold doors, the room is flooded with natural light. The kitchen boasts high-spec appliances with ample storage and white composite surfaces. A door leads to a separate utility room with downstairs cloakroom and side access to outside.

First Floor

To the first floor are three bedrooms and family bathroom plus en-suite shower room to bedroom one. Bedroom two benefits from fitted wardrobes.

Outside

The enclosed rear garden has a patio and grass lawn that was recently landscaped. There is a shed originally designed for bike storage and there is also a sheltered area which currently houses a hot tub. Side access on both sides of the property lead to the front where there is a paved driveway, fit for several vehicles.

Additional Information

Rushmoor Borough Council Tax Band E

There is an electric car charging port

Location

The property is equidistant to both Farnborough and Fleet Mainline Train Stations. There are regular trains to London Waterloo taking around 45 minutes and the towns are located off Junctions 4 and 4a of the M3 motorway which links to the M25. Both Farnborough and Fleet town centres offer comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services. Nearby towns such as Basingstoke, Guildford and Reading are all within 25 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is approximately 20 miles away and Farnborough Airport is about 2 miles. Private aircraft facilities are also available at Blackbushe Airport (approximately 7 miles).



























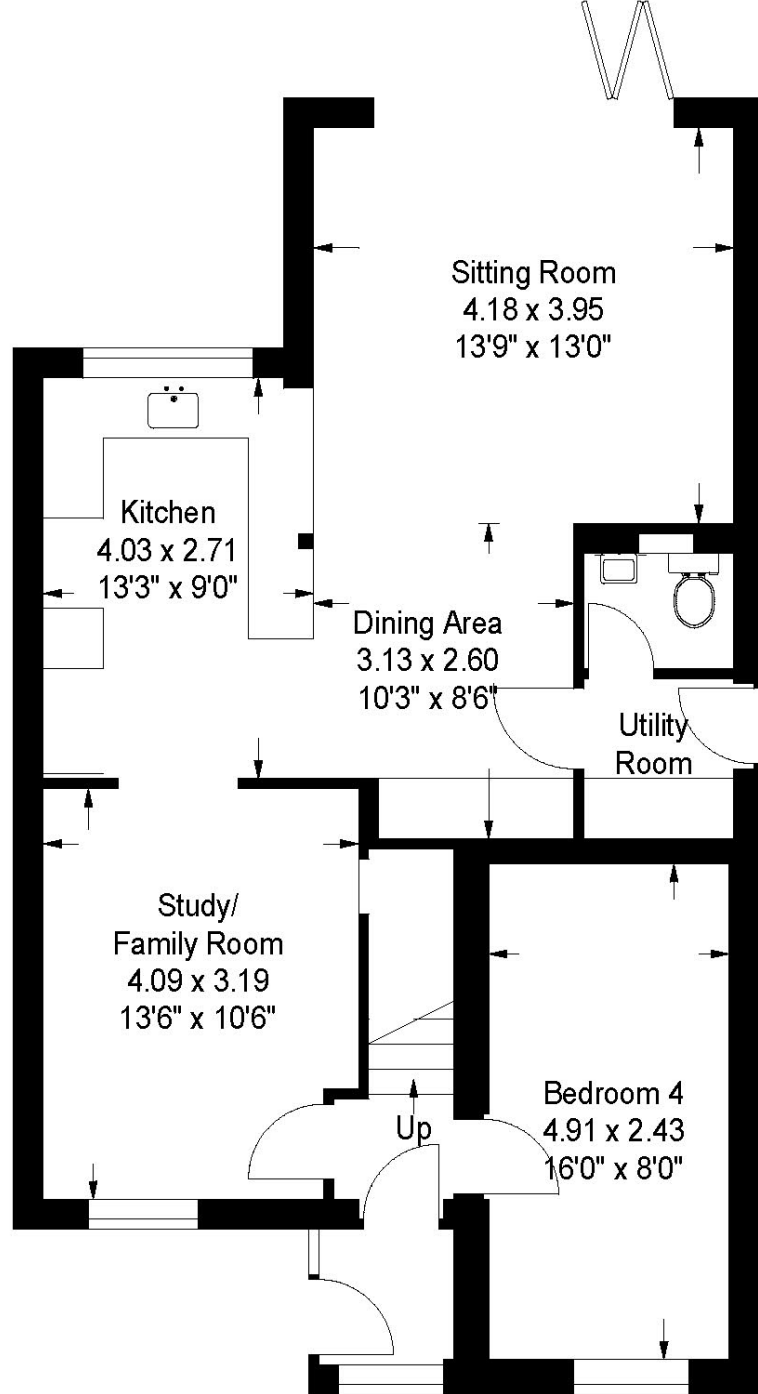






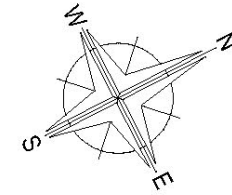




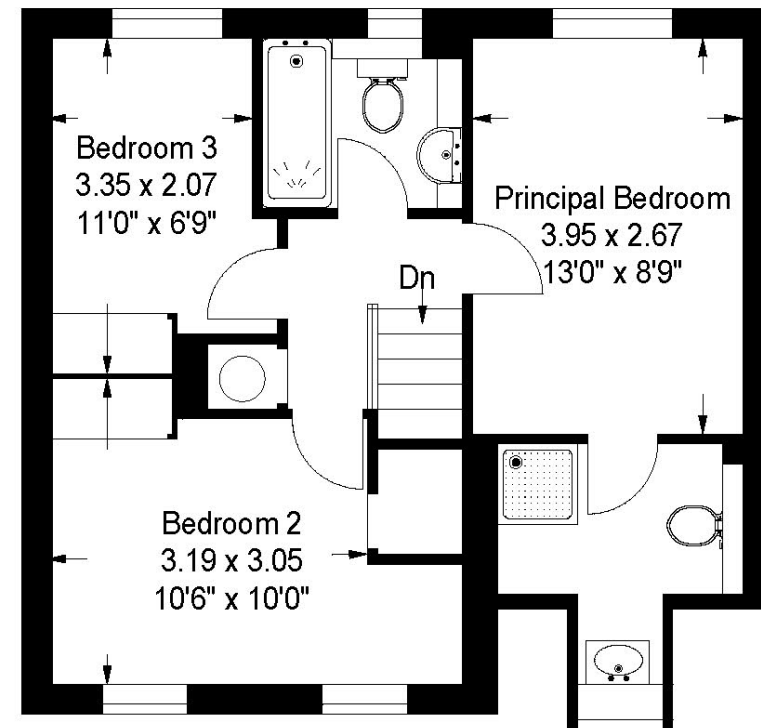


Ground Floor

Approximate
 Gross Internal Floor Area
 Total: 117sq.m. or 1259sq.ft.



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 Constructed in accordance with the RICS code of measuring
 practice, this plan is for layout guidance only. It is not to scale,
 unless specified. Please check all dimensions & shapes before
 making any decisions reliant upon them.



First Floor







Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU14 0RP. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - C (73)

Local Authority

[Rushmoor Borough Council](#)
[Council Tax Band - E](#)

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