



28 Cleave Avenue, Farnborough, Kent, BR6 7HB

Guide price £625,000-£650,000

Nestled in the charming village of Farnborough, this delightful semi-detached house on Cleave Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The single bathroom is thoughtfully designed, catering to the needs of modern living.

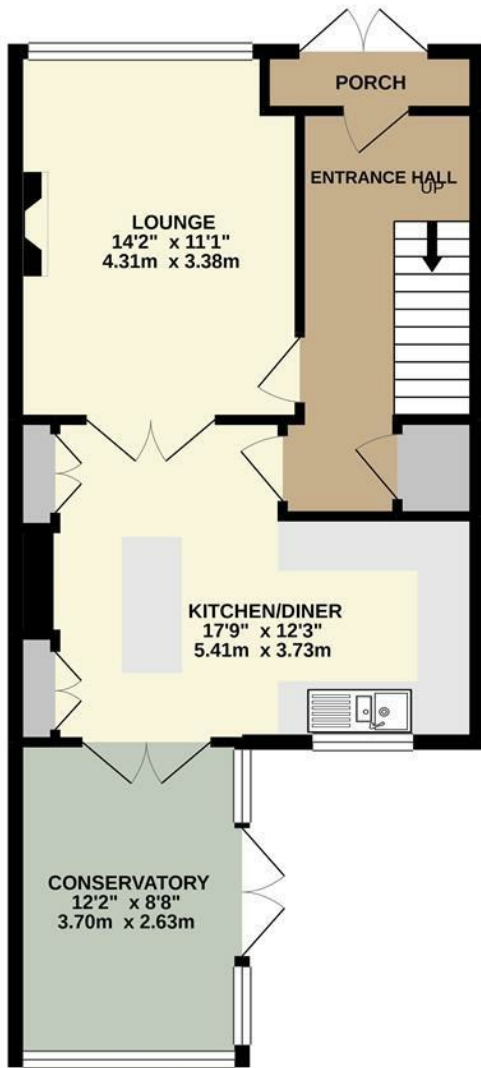
One of the standout features of this home is its proximity to High Elms Country Park, a stunning area of natural beauty that invites outdoor enthusiasts to explore its scenic trails and lush landscapes. The village itself boasts a variety of shops and a welcoming public house, ensuring that all your daily needs are within easy reach.

This property presents an excellent opportunity for those looking to enjoy a peaceful village lifestyle while still being connected to essential amenities. Whether you are a first-time buyer or seeking a new family home, this semi-detached house on Cleave Avenue is sure to impress with its inviting atmosphere and prime location. Don't miss the chance to make this lovely house your new home.

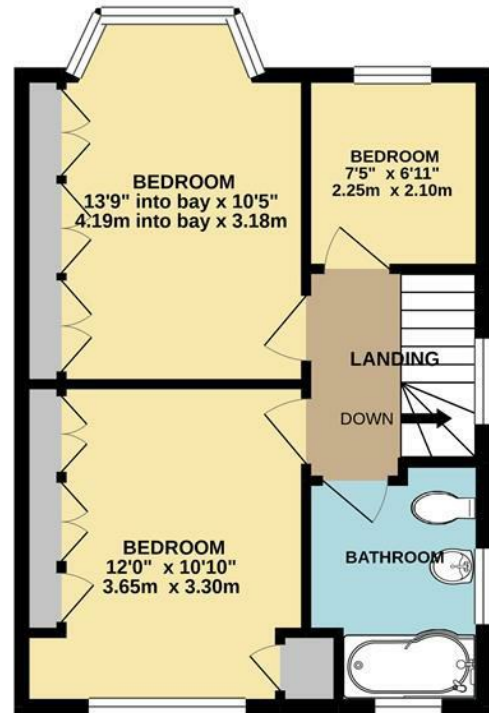
£625,000

- 3 bedroom Semi Detached House
- Village Location
- Excellent Condition
- Under Floor Heating
- Kitchen Diner
- Local for Schools
- Array of Shops & Public House
- Off Street Parking
- EPC -E
- Council Tax-D

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		