



## 63 Beechwood Avenue, Farnborough, Kent, BR6 7EZ

Nestled on the charming Beechwood Avenue in Farnborough, this delightful detached house presents an excellent opportunity for families seeking a spacious and comfortable home. With four well-proportioned bedrooms, this property is ideal for those who value both space and privacy.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area or a cosy lounge. The layout of the home promotes a sense of openness, allowing natural light to flow throughout, creating a warm and welcoming atmosphere.

The property features a well-appointed bathroom, ensuring convenience for all residents. While the house is sizeable, it offers ample potential for personalisation, allowing you to create your dream living space.

Situated in a desirable location, this home benefits from the amenities and services Farnborough has to offer, including schools, parks, and local shops, making it an ideal choice for families and professionals alike.

In summary, this detached house on Beechwood Avenue is a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this property your own.

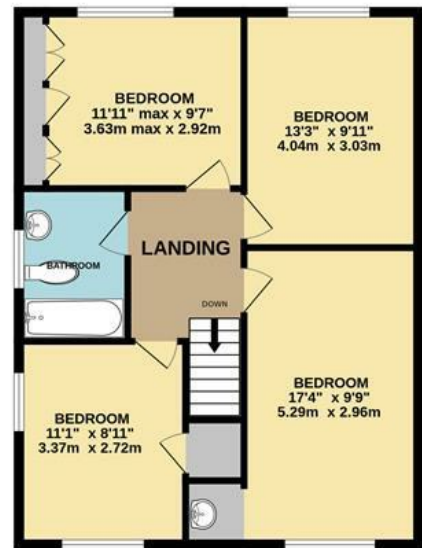
- Chain free
- Detached
- South-east facing rear garden
- Downstairs WC
- Four double bedrooms
- Open plan living
- Large garage
- Walking distance to local amenities

**£700,000**

GROUND FLOOR  
1187 sq.ft. (110.3 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 1870 sq.ft. (173.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	