



8 Charlotte Mews, Farnborough, Hampshire, GU14 8BB

OIEO £475,000



# 8 Charlotte Mews, Farnborough, Hampshire, GU14 8BB

Three-bedroom end-of-terrace property that epitomizes contemporary living at its finest. Immaculately maintained and thoughtfully designed, this home is a true gem nestled in a great location.

Upon entering, you'll be greeted by a sense of spaciousness and elegance. The kitchen boasts modern appliances, ample counter space, and great cupboard space. The open-plan living and dining area at the rear of the house is a striking feature, seamlessly connecting the indoors with the outdoors through beautiful bi-folding doors. Natural light floods this space, creating a warm and inviting atmosphere. It's the perfect spot for entertaining guests. Further benefits include desk space for those working from home, internal access to the large garage and a downstairs cloakroom.

Upstairs, you'll find three generously sized bedrooms and a family bathroom. The principal bedroom benefits from its own en-suite bathroom, ensuring privacy and convenience. The other bedrooms are equally inviting, ideal for family members or guests.

The property's impeccable condition is evident throughout, from the gleaming hard floors to the stylish fixtures and finishes. It's evident that every detail has been carefully considered to create a comfortable living environment.

Outside, the rear garden is perfectly landscaped with artificial grass and a patio area. This garden is a delightful extension of your living area.

Situated in a desirable location with driveway parking, this end-of-terrace property offers easy access to amenities, schools, parks, and transport links.

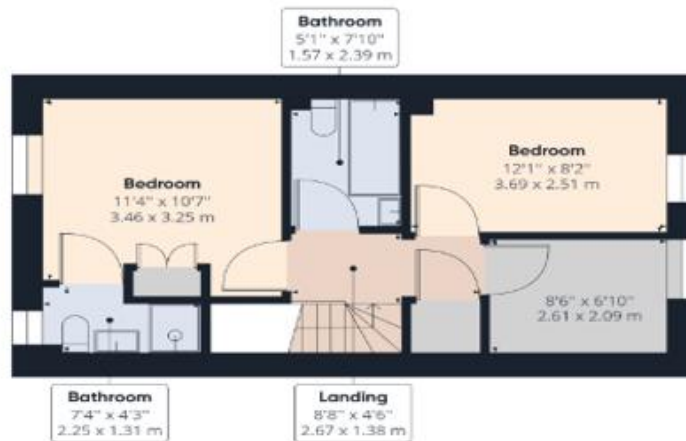
- Immaculate Condition
- Bi-fold Doors
- En-suite To Main Bedroom
- Internal Access To Garage
- Garden
- Driveway
- Downstairs Cloakroom
- Great Location For Commuters
- Council Tax Band D



# Floorplan



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1305.59 ft<sup>2</sup>

121.29 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Location

Situated in a desirable location with driveway parking, this end-of-terrace property offers easy access to amenities, schools, parks and is a stones throw away from the train station making it perfect for those seeking good transport links.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>74</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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