



Ravenswood 6 Prospect Avenue Farnborough GU14 8JU

Winkworth



Ravenswood

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Accommodation

Hallway
Living room
Dining room
Kitchen
Study
Five bedrooms
Bathroom
Garage
Parking
Gardens

Description

A charming detached five bedroom property positioned on a comfortable size plot, with plenty of off road parking.

Located within easy reach of Farnborough Main train station and junction 4 of the M3 Motorway, plus local schools and amenities within walking distance, convenience is key here.



The property offers three reception rooms, one of them being the living room with a log burner for those colder days.

The second reception can be used for a variety of options from sitting room to playroom or even a study and has patio doors leading out to the garden.

The third is the dining room which leads off from the 'L' shaped kitchen/breakfast room and again has patio doors out to the garden.

The kitchen/breakfast room at the back of the house has an abundance of cupboards and a door to the garden. There is also a downstairs cloakroom and a storage cupboard under the stairs.

Upstairs there are five bedrooms, with an en suite to the master bedroom. There is also a shower in bedroom two and a family bathroom.

Externally the large rear garden is mainly laid to lawn with a paved patio area which stretches across the back of the house. You can access the garden by a side gate to the front.

There is a gated driveway providing parking at the front of the property and a garage with electric power and light points.

Agents Note: A personal interest is declared in that the sellers are related to Winkworth staff members.

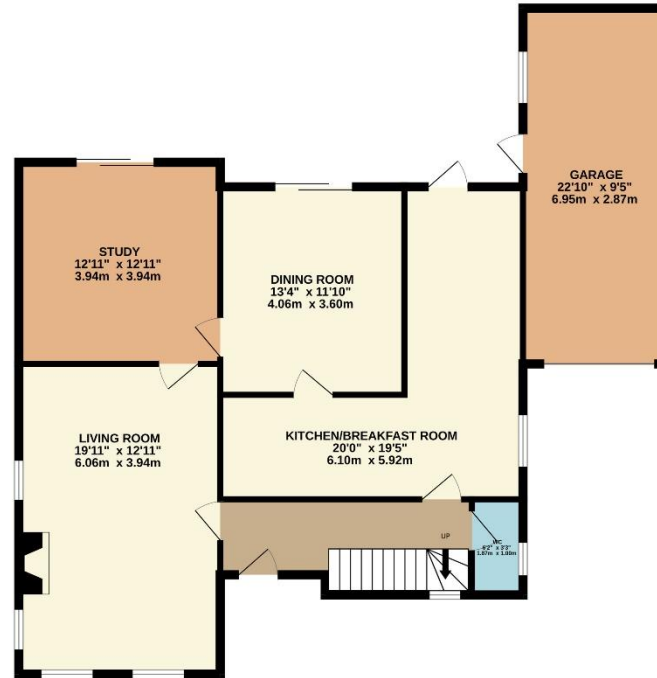


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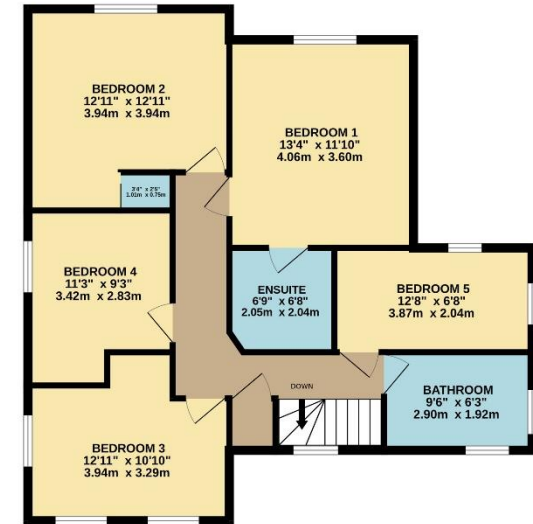
6 Prospect Avenue, Farnborough, GU14 7JU

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



1ST FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 1964 sq.ft. (182.5 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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