



Osbornes
Independent estate agents

Guildford Road East |
Farnborough

Located off the popular Church Circle area in Farnborough is this 1850 square foot five bed semi-detached family home. With double bedroom and en-suite to the second floor.

Five Bedroom House | Detached Garage | Driveway | Two Reption Rooms | Private Garden | Kitchen/Breakfast Room

£750,000 | Freehold

Located off the popular Church Circle area in Farnborough is this 1850 square foot five bed semi-detached family home. With double bedroom and en-suite to the second floor. A further four bedrooms, one with en-suite and a family bathroom to the first floor. Entrance hall with cloakroom, Kitchen/breakfast room, utility room, snug lounge and family living room with patio doors opening onto the private rear garden. Driveway for multiple vehicles and detached garage. Access to London is made convenient with North Camp and Farnborough Mainline train stations (1.2 miles and 1.3 miles respectively) along with access to Reading, Guildford and Gatwick Airport. Locally you will find shops, schools and King George V Playing Fields along with other outside walks, cycle rides and activities. EPC Band C - Council Tax Band F £3048.18





Approximate Gross Internal Area
 Ground Floor = 73.1 sq m / 787 sq ft
 First Floor = 72.4 sq m / 779 sq ft
 Second Floor = 27.0 sq m / 291 sq ft
 Garage = 20.2 sq m / 217 sq ft
 Total = 192.7 sq m / 2074 sq ft



Guildford Road East

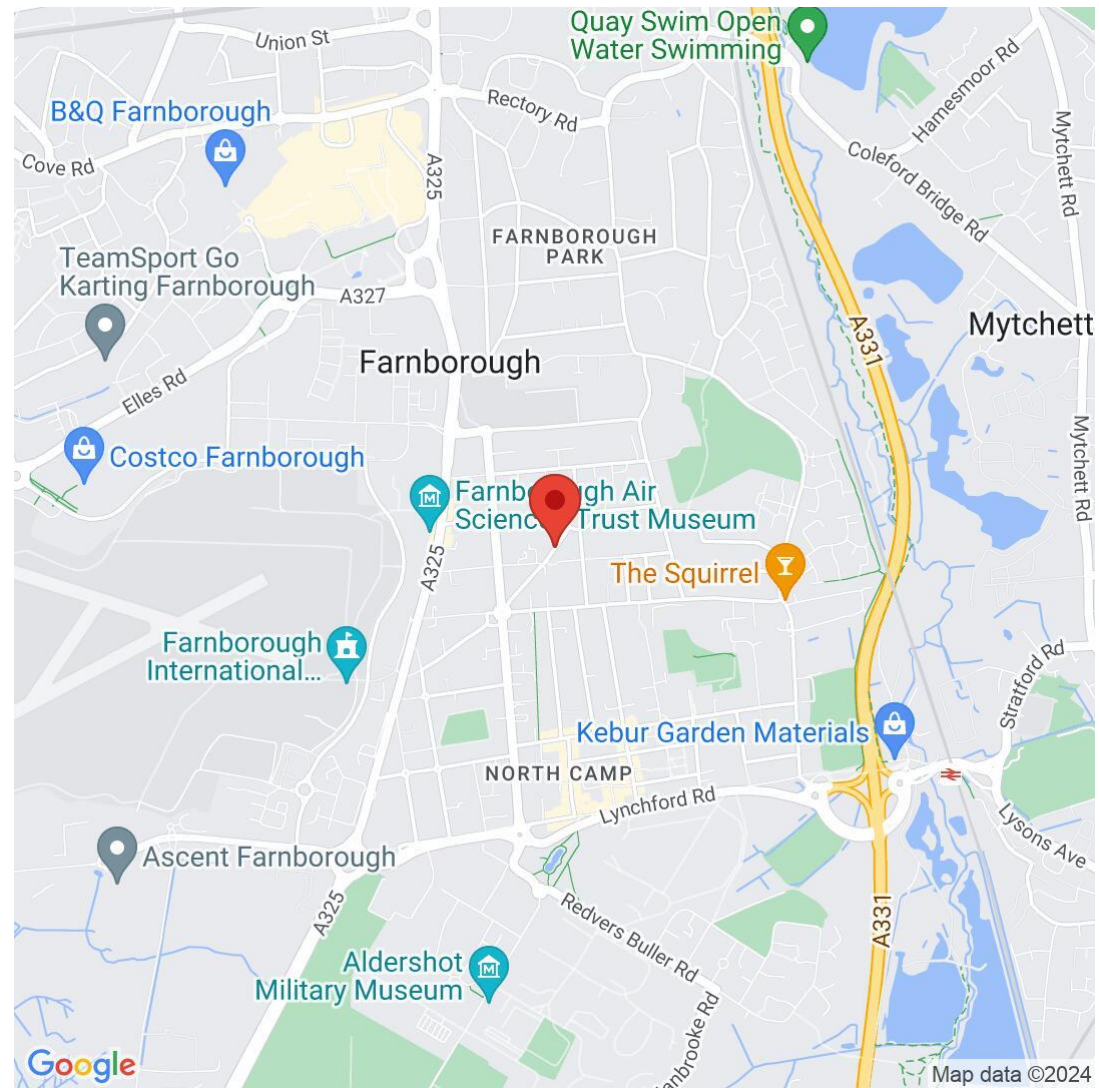
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1115756)

Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		74	83
England, Scotland & Wales		EU Directive 2002/91/EC	