



Osbornes
Independent estate agents

Chiltern Avenue | Farnborough

EXTENDED KITCHEN/BREAKFAST ROOM. This extended three bedroom semi detached home is offered to the market in our opinion in very good order throughout.

Semi Detached | Three Bedrooms | Two Reception Rooms | Refitted Kitchen/Breakfast | Garage/Workshop & Home Office | Off Street Parking

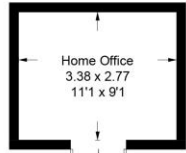
£475,000 | Freehold

EXTENDED KITCHEN/BREAKFAST ROOM. This extended three bedroom semi detached home is offered to the market in our opinion in very good order throughout. The property benefits from two reception rooms, downstairs cloakroom, utility room, refitted modern kitchen, refitted bathroom, summer room/home office, garage/workshop and driveway providing off street parking. Situated within a non-estate location, within a short walk to both Cove Infants, Junior and Secondary school, close to Farnborough Main Train Station and Farnborough Town Centre. Fleet Ponds and Nature Reserve as well as Fleet Train Station are within easy reach. EPC Band: D Council Tax Band: D

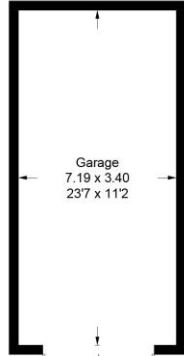




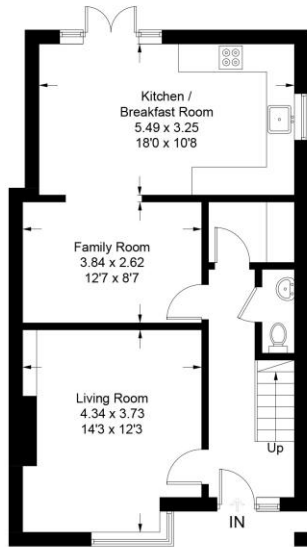
Approximate Gross Internal Area
 Ground Floor = 58.4 sq m / 629 sq ft
 First Floor = 37.1 sq m / 399 sq ft
 Garage & Home Office = 33.8 sq m / 364 sq ft
 Total = 129.3 sq m / 1392 sq ft



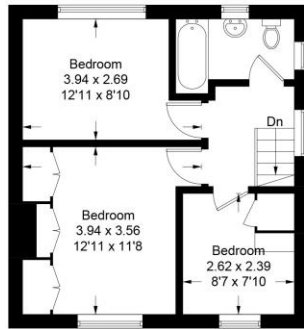
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Chiltern Avenue

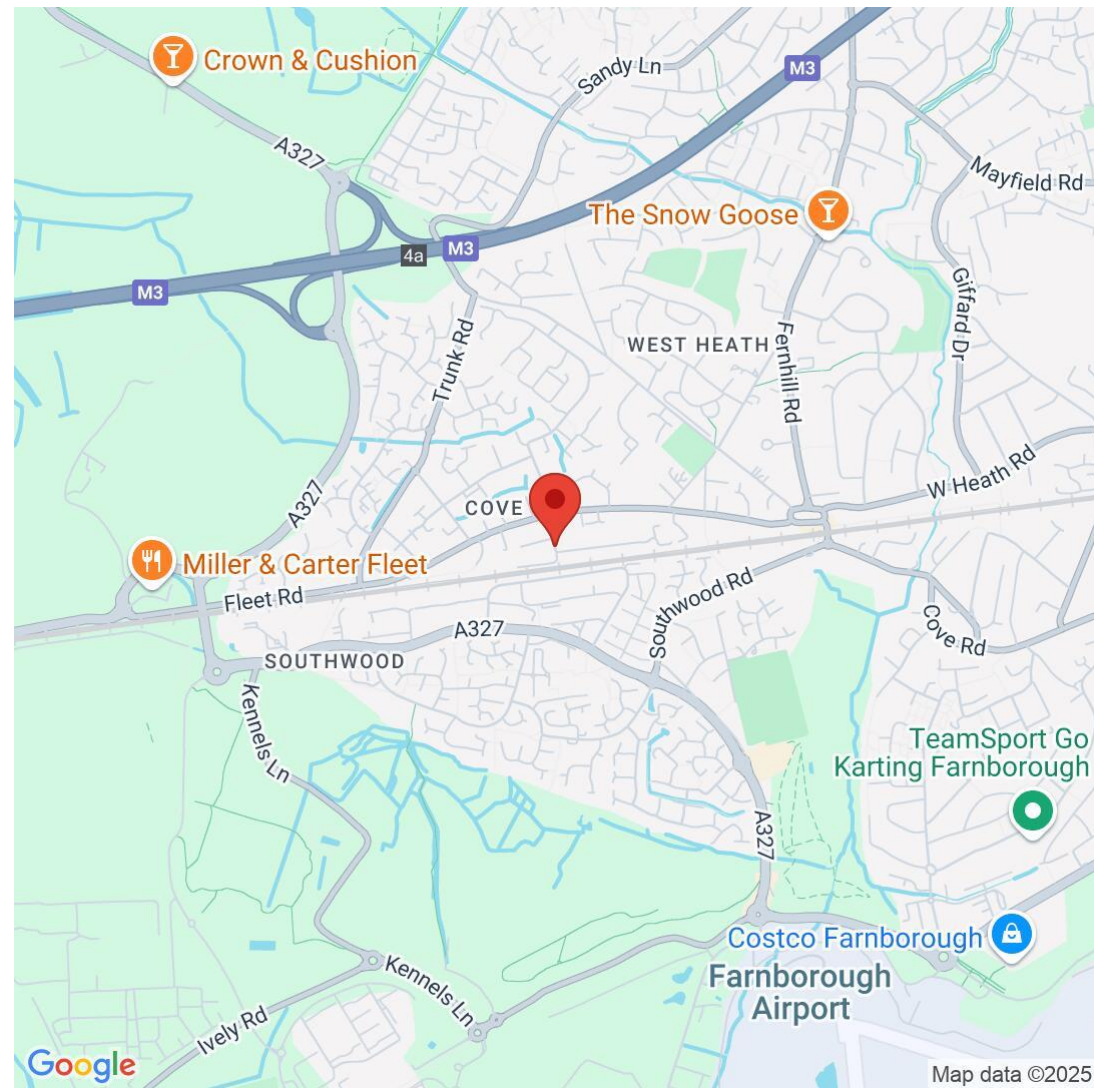
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID771678)

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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		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	