



Osbornes
Independent estate agents

Osborne Road | Farnborough

SOUTH FARNBOROUGH CONSERVATION AREA. The three double bedroom Victorian home is offered to the market in our opinion in very good order throughout.

Semi Detached | Three Double Bedrooms | Three Reception Rooms | Refitted Modern Kitchen | Refitted Modern Bathroom | Garage & Off Street Parking

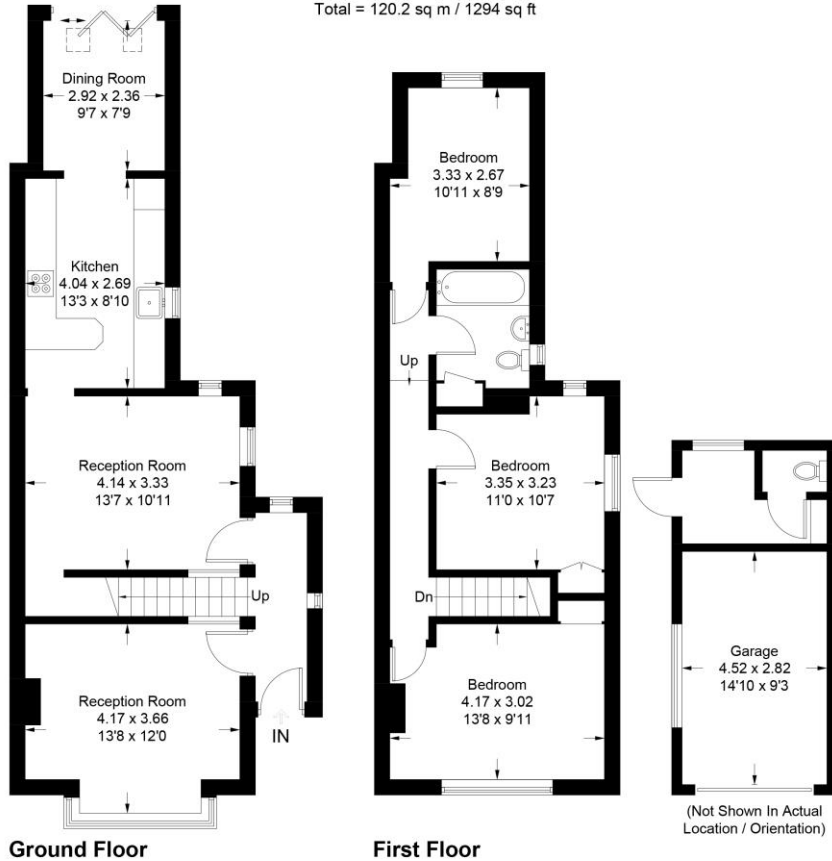
£519,000 | Freehold

SOUTH FARNBOROUGH CONSERVATION AREA. The three double bedroom Victorian home is offered to the market in our opinion in very good order throughout. The property benefits from three reception rooms, refitted modern kitchen with quartz tops opening onto a family room with bifold doors to private rear garden, refitted modern bathroom, off street parking and garden. Situated in a popular road in South Farnborough set in an ideal location for the commuter with excellent bus routes, rail, road and general transport networks; Farnborough mainline station will take you into London Waterloo in under 40 minutes and there is access to the M3 bringing Farnham, Fleet, Basingstoke and Camberley within easy reach. Planning permission granted for double story extension to side. Planning number 24/00093/FULPP. The extension would add a downstairs cloakroom, en-suite and dressing room to master bedroom. EPC: E Council Tax Band: C





Approximate Gross Internal Area
 Ground Floor = 55.9 sq m / 602 sq ft
 First Floor = 46.2 sq m / 497 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 120.2 sq m / 1294 sq ft



Ground Floor

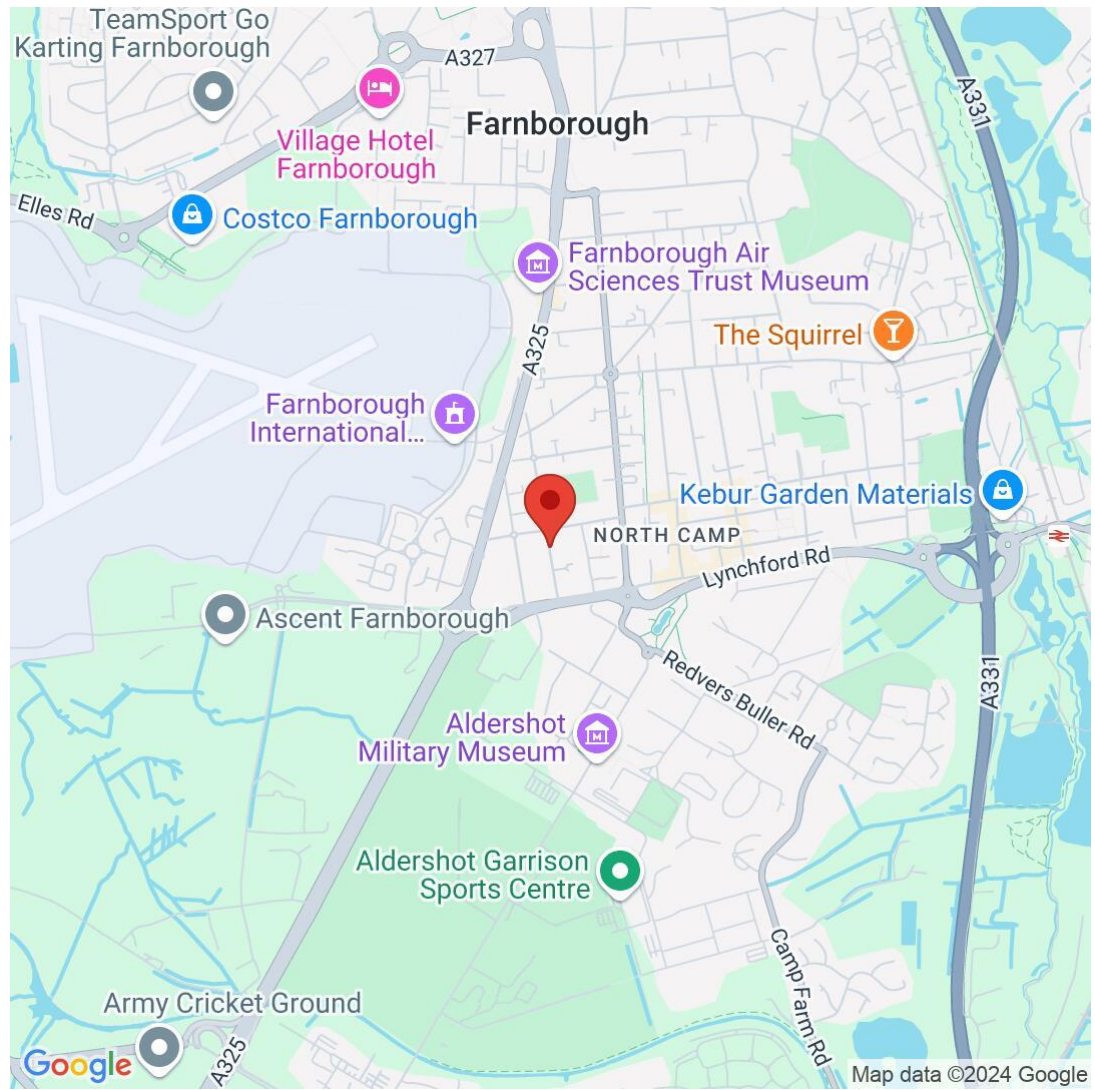
First Floor

(Not Shown In Actual Location / Orientation)



Osborne Road

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID900356)



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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		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	