



Osbornes
Independent estate agents

Prospect Avenue | Farnborough

Constructed by messrs Thamesway Homes in 2000 is this detached four bedroom family home.

Detached | Four Bedrooms | Four Reception Rooms | Three Bathrooms | Landscaped Rear Garden | Detached Double Garage & Parking

£650,000 | Freehold

Constructed by messrs Thamesway Homes in 2000 is this detached four bedroom family home. The property benefits from four reception rooms consisting of lounge, dining room, breakfast room and study. The property further benefits from downstairs cloakroom, utility room, two en-suite shower rooms, family bathroom, landscaped rear garden, detached 20 x 20 double garage and off street parking. Located within walking distance of Farnborough Sixth Form College and Farnborough Mainline Station.

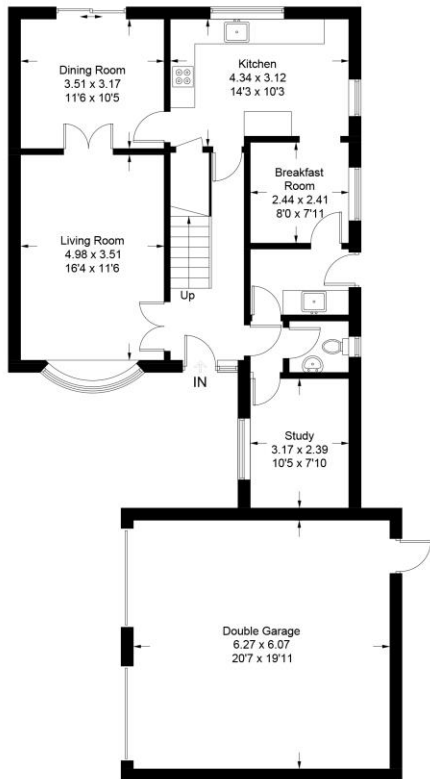


EPC Band: D

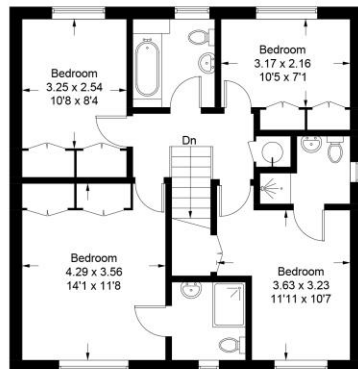
Council Tax Band: F



Approximate Gross Internal Area
 Ground Floor = 75.5 sq m / 813 sq ft
 First Floor = 66.4 sq m / 715 sq ft
 Double Garage = 37.9 sq m / 408 sq ft
 Total = 179.8 sq m / 1936 sq ft



Ground Floor



First Floor



Prospect Avenue

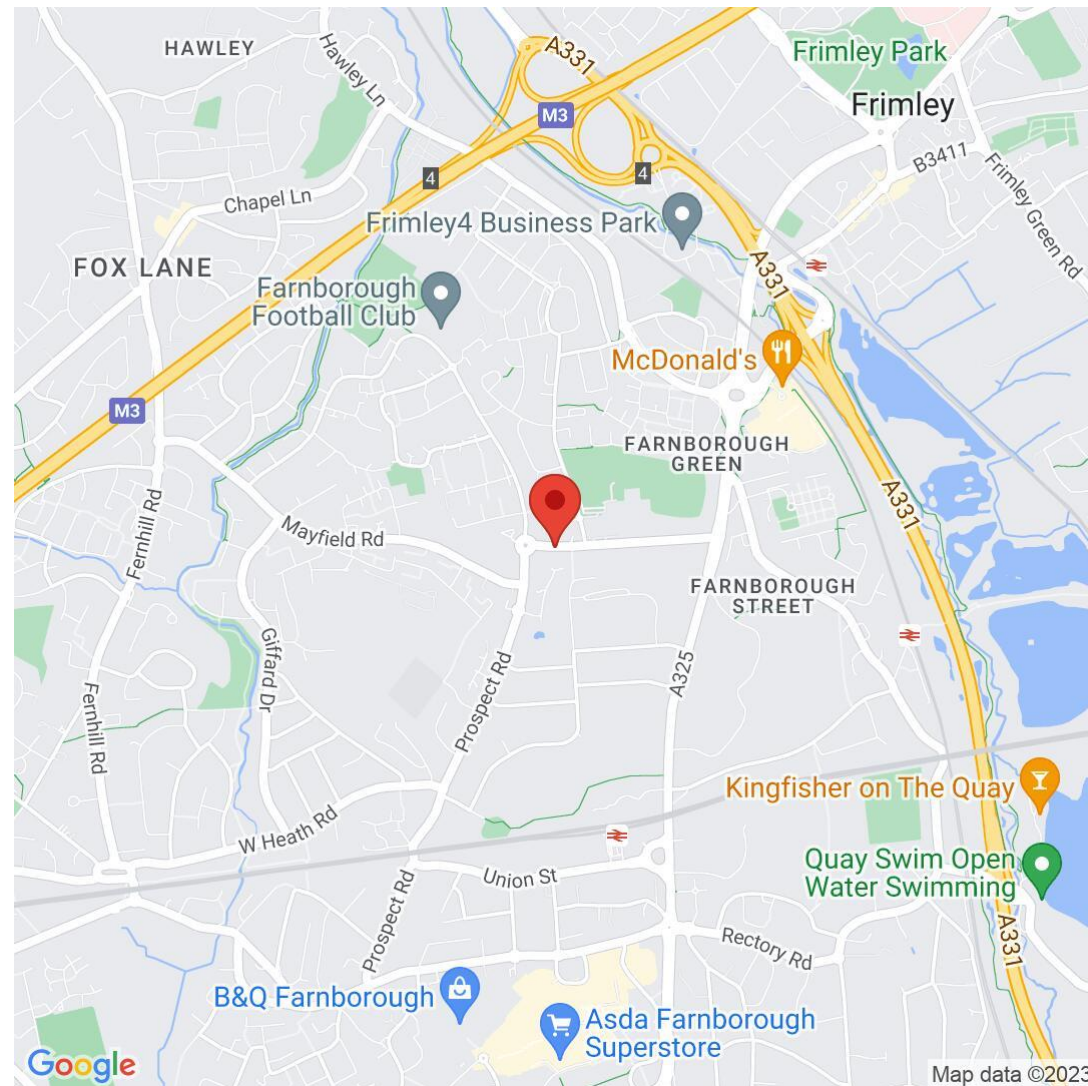
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID989922)

Osbornes Estate Agents

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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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	80
		EU Directive 2002/91/EC	