



**Osbornes**  
Independent estate agents

Marlborough View | Farnborough

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# **NO ONWARD CHAIN. This three bedroom link detached property is offered to the market benefiting from three reception rooms, downstairs cloakroom, family bathroom & two en-suites.**

Link Detached | Three Bedrooms | Three Reception Rooms | Downstairs Cloakroom | Landscaped Rear Garden | Garage & Driveway

**£485,000 | Freehold**

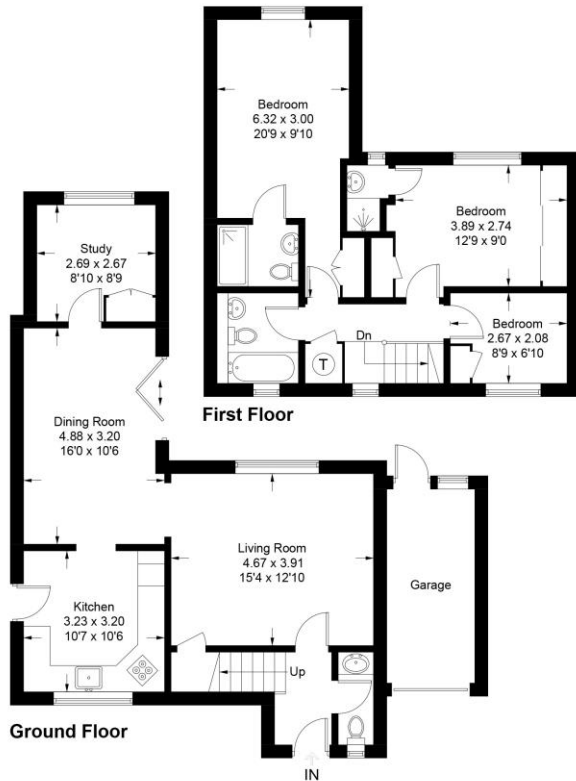
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NO ONWARD CHAIN. This three bedroom link detached property is offered to the market benefiting from three reception rooms, downstairs cloakroom, family bathroom & two en-suites. Outside the property further benefits from a landscaped low maintenance rear garden, garage and off street parking. Located within a cul de sac, this property offers good access to the M3 and M25, whilst also within easy reach of schools. This thriving town connects to the M3 and major roads, providing excellent links to the coast, city and airports. It has become a choice setting for business headquarters and hosts the 'International Air Show'. St Michael's Abbey is a notable structure along with Queen Elizabeth country park, whilst King George Playing Fields hosts numerous community events. A choice of three stations, Farnborough main, Farnborough North and North Camp, collectively serve links to London Waterloo, Reading and Gatwick Airport. EPC Band: C





Approximate Gross Internal Area  
 Ground Floor = 60.0 sq m / 646 sq ft  
 First Floor = 49.2 sq m / 529 sq ft  
 (Excluding Garage)  
 Total = 109.2 sq m / 1175 sq ft



### Marlborough View

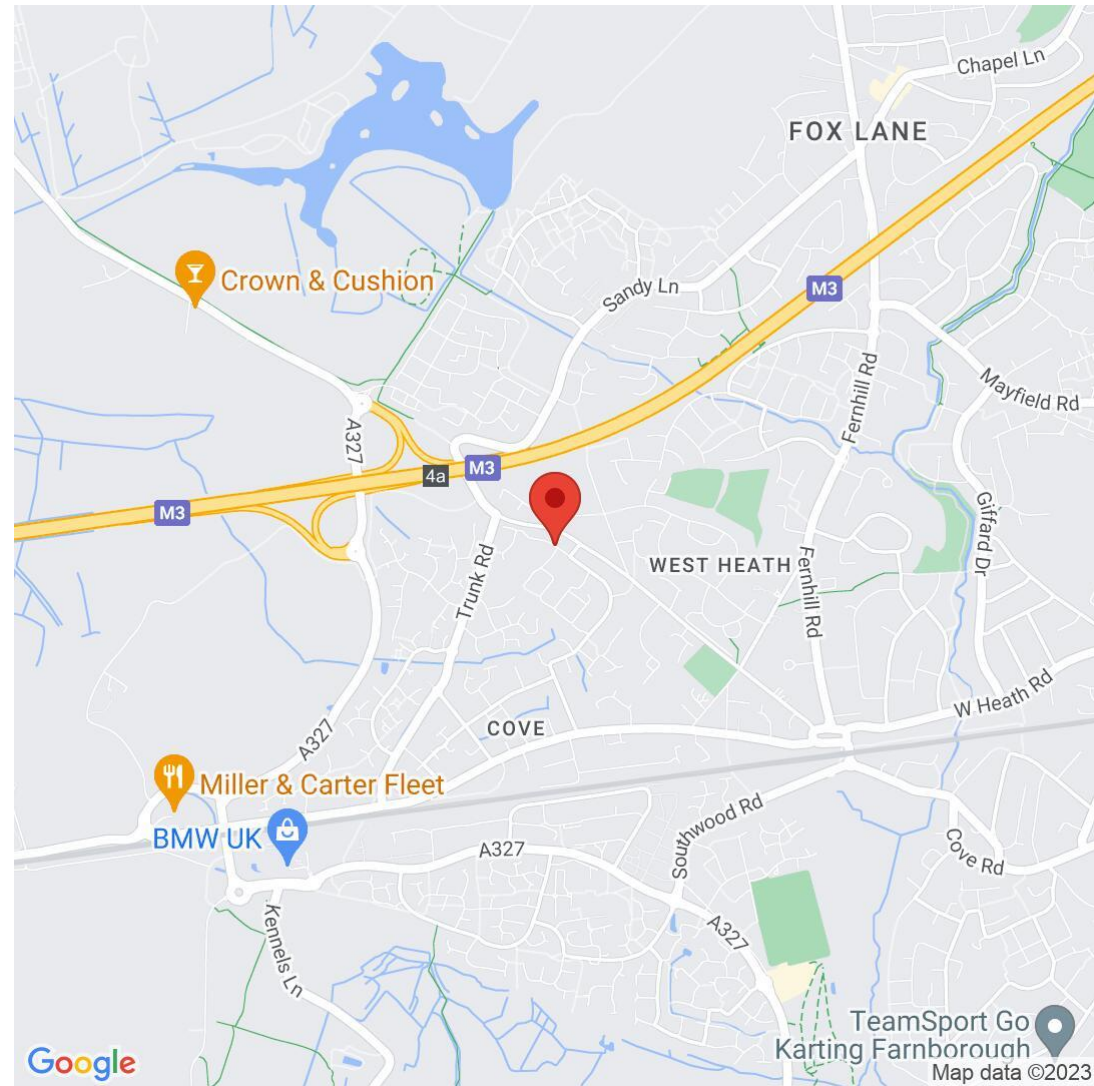
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID995570)

## 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			
		83	70
England, Scotland & Wales		EU Directive 2002/91/EC	