



Osbornes  
Independent estate agents

Herbs End | Farnborough

# Approaching the property, you're greeted by a covered porch featuring an external cupboard.

Link Detached | Three Bedrooms | Modern Kitchen | Modern Bathroom & En-Suite | Orangery | Off Street Parking

## £1,900 per month

Approaching the property, you're greeted by a covered porch featuring an external cupboard. Through the double glazed front door, you enter the entrance hall and find the recently upgraded cloakroom. A single door leads to the modernized kitchen/breakfast room adorned with white units and contrasting countertops. Integrated appliances include a double oven with a 5-ring gas hob, a microwave, dishwasher, and washing machine. The spacious living/dining room seamlessly connects to the impressive orangery, boasting bi-folding doors opening onto the rear gardens. Ascending the stairs to the first landing, you'll discover the master bedroom with built-in wardrobes and a renovated en-suite shower room. The remaining two bedrooms are serviced by a renovated family bathroom. Situated in a delightful cul-de-sac, the property offers convenient access to both Fleet and Farnborough mainline stations, with journey times to London Waterloo under an hour. Nearby, you'll find a selection of reputable schools, along with easy access to the M3 Motorway at Junction 4A. Outside, the property features driveway parking leading to a partially converted garage/store accessible via an up-and-over door. A pedestrian door grants entry to the home office, equipped with light and power, and another door leads to the rear gardens. Fully enclosed by wood panel fencing, the gardens are predominantly laid to lawn with two patio areas.

Available: Beginning of June Council Tax Band: E  
EPC Band: D Deposit Amount: £2,192.31





Approximate Gross Internal Area  
 Ground Floor = 57.5 sq m / 619 sq ft  
 First Floor = 42.5 sq m / 457 sq ft  
 Outbuildings = 14.3 sq m / 154 sq ft  
 Total = 114.3 sq m / 1230 sq ft



**Herbs End**

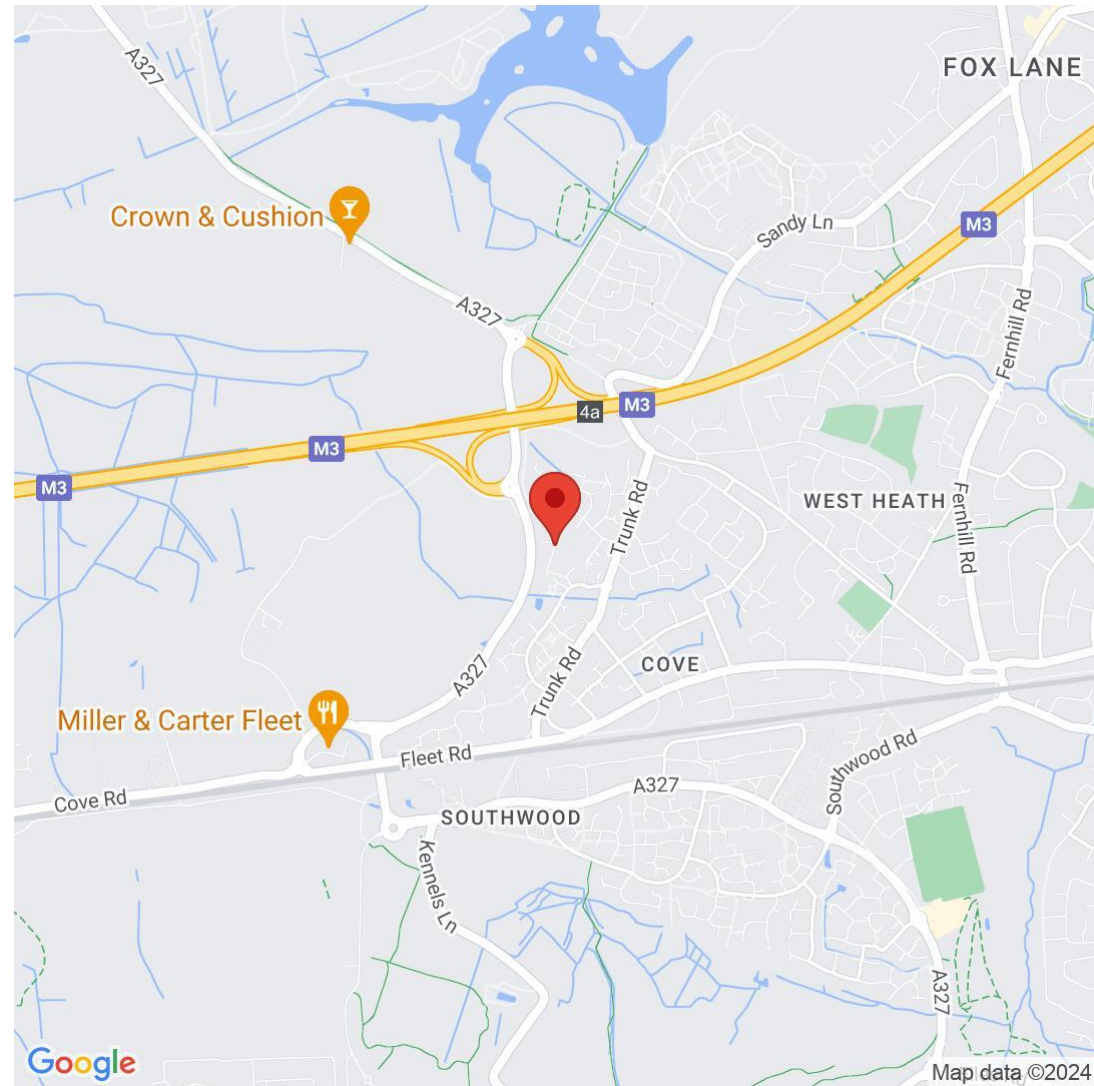
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1081459)

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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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	