



Osbornes
Independent estate agents

Rectory Road | Farnborough

Presenting a delightful red brick Victorian home, this meticulously maintained property offers a blend of traditional charm and modern convenience.

Semi Detached | Two Double Bedrooms | Three Reception Rooms | Modern Bathroom | Enclosed Rear Garden | Covered Decking Area

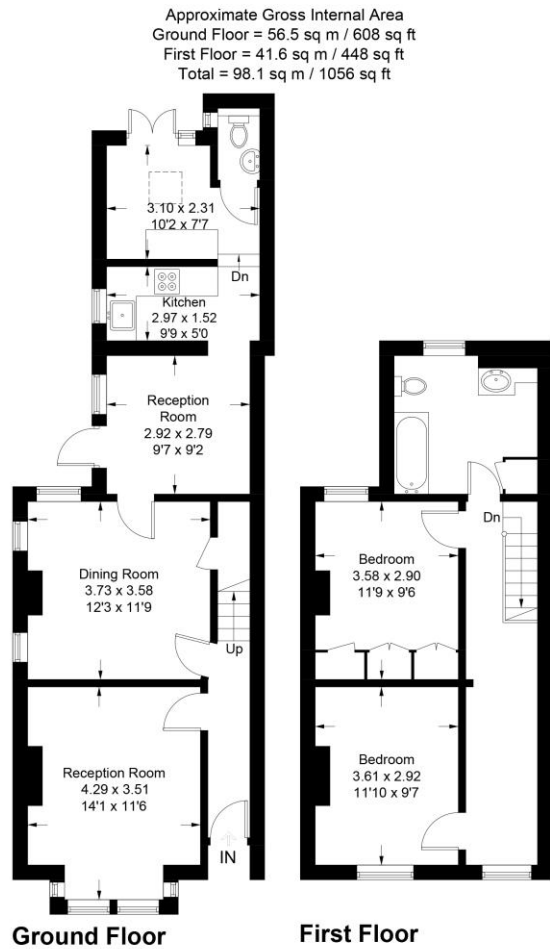
£425,000 | Freehold

Presenting a delightful red brick Victorian home, this meticulously maintained property offers a blend of traditional charm and modern convenience. Boasting three inviting reception rooms, the front living area is enhanced by a captivating woodburner and a picturesque feature bay window, while the adjoining dining room, adorned with a charming fireplace, seamlessly transitions into the breakfast area and kitchen, complemented by a convenient downstairs cloakroom. Ascending the stairs, you are greeted by a generously proportioned landing leading to two spacious double bedrooms and a stylishly appointed contemporary bathroom. Outside, a covered decking area provides an idyllic setting for outdoor gatherings and barbecues, overlooking the meticulously landscaped rear garden. Situated just 0.2 and 0.6 miles from Farnborough North and Mainline Stations respectively, as well as being within easy reach of local parks, schools, amenities, and major road links, this residence offers both convenience and comfort in a sought-after location.

Council Tax Band: C EPC Band: D







Rectory Road



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1088786)

Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

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	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	