



**Osbornes**  
Independent estate agents

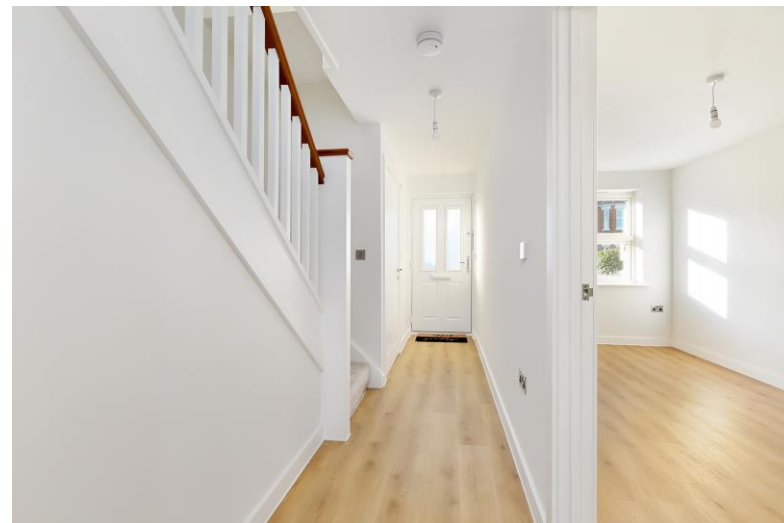
Osborne Road | Farnborough

# Presenting one of only four exclusive three-bedroom semi-detached houses constructed, boasting a spacious two-car driveway.

New Build | Three Bedrooms | Kitchen/Breakfast | Downstairs Cloakroom | Two Bathrooms | Garden & Off Street Parking

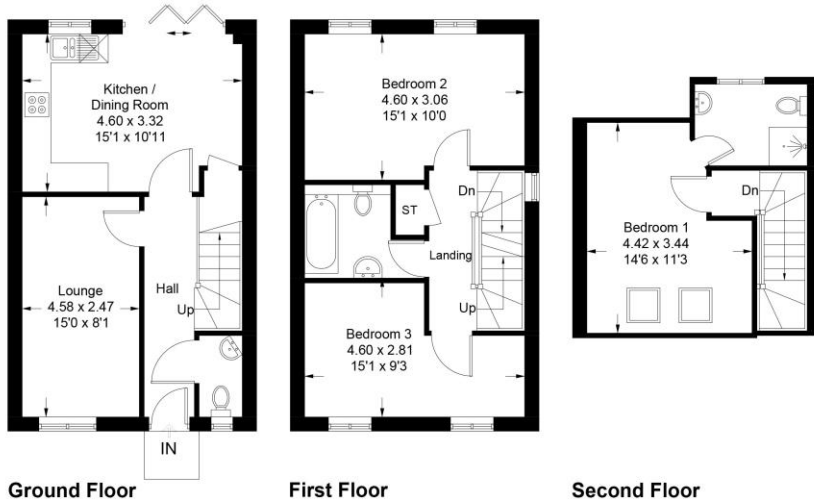
**£2,250 per month**

Presenting one of only four exclusive three-bedroom semi-detached houses constructed, boasting a spacious two-car driveway. Comprising three bedrooms, the master suite occupies the second floor and includes an en-suite shower room. Two additional double bedrooms and a family bathroom grace the first floor. The ground floor features a welcoming front reception room and a well-designed kitchen/diner with a window and patio doors opening onto the rear garden. The exterior showcases an enclosed rear garden with pedestrian gate access, a two-car driveway, and a petite front garden. Nestled in the sought-after South Farnborough locale, this property provides easy access to local amenities, Outstanding-rated schools, and efficient transport links to London and major hubs. Ideal for both families and professionals. Available now. Council Tax Band B - EPC Band B  
Deposit Amount: £2,596.15





Approximate Gross Internal Area  
 Ground Floor = 36.8 sq m / 396 sq ft  
 First Floor = 36.8 sq m / 396 sq ft  
 Second Floor = 21.7 sq m / 234 sq ft  
 Total = 95.3 sq m / 1026 sq ft



Plot 2 Cross Street,

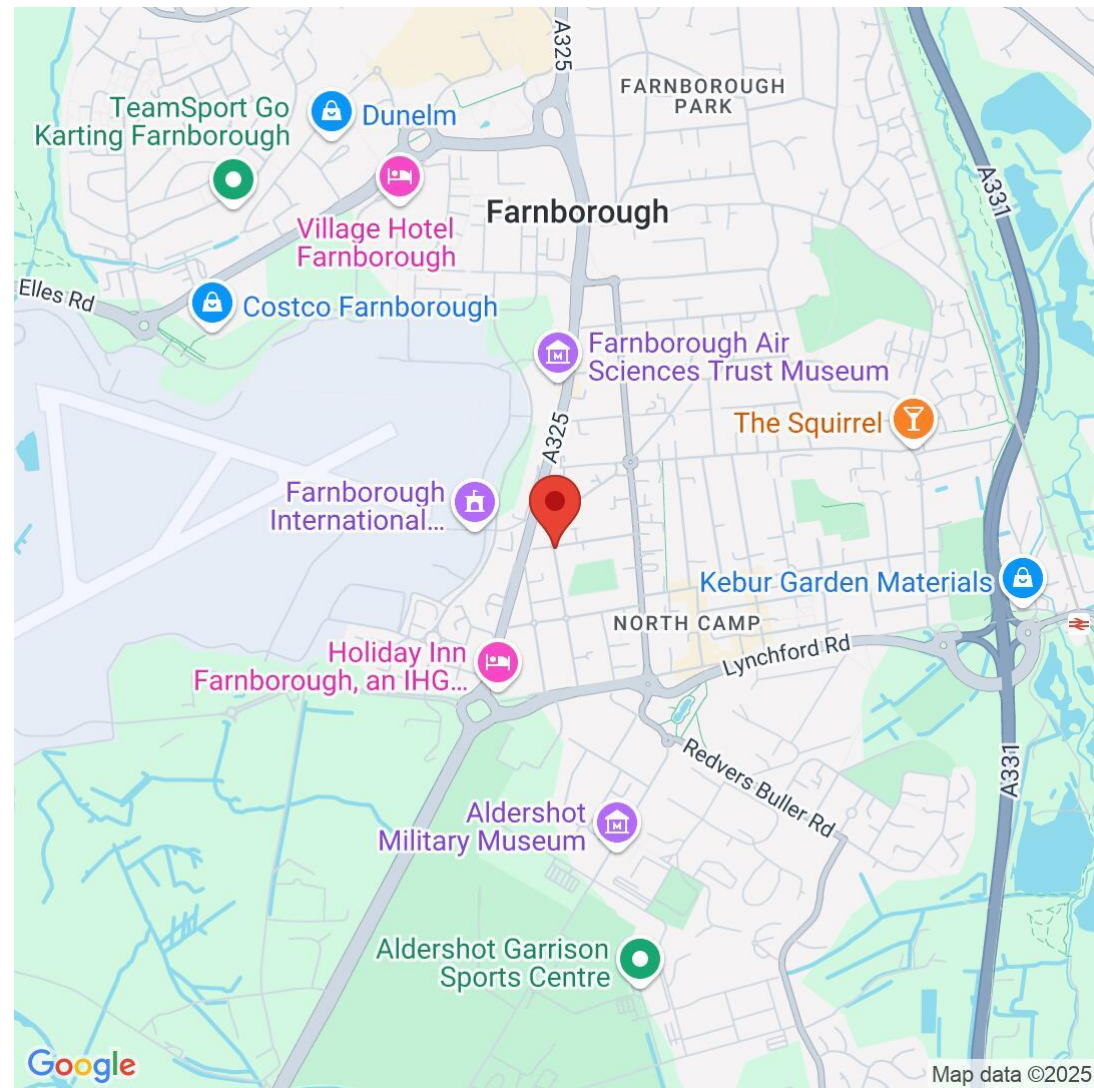
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1038639)

## 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		89
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	