



Osbornes
Independent estate agents

Canterbury Road | Farnborough

Located on the fringes of Farnborough Park a desirable residential area is this substantial detached family home offers space, comfort, and versatility.

Detached | Three Bedrooms | Two Reception Rooms | Downstairs Cloakroom | Private Rear Garden | Garages & Parking

£650,000 | Freehold

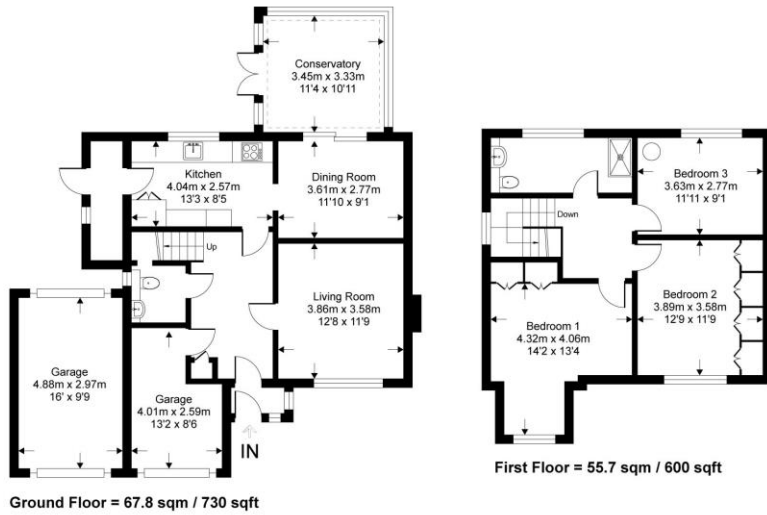
Located on the fringes of Farnborough Park a desirable residential area is this substantial detached family home offers space, comfort, and versatility. With its charming curb appeal, double garage, and generous driveway, this property stands out as a perfect home for growing families. The property also has huge potential to extend STPP. Upon entering, the bright and spacious hallway leads to multiple reception areas. The living room boasts a neutral colour palette, ample natural light, and a feature fireplace, creating a cozy yet contemporary setting for relaxing or entertaining. Adjacent, the formal dining room overlooks the rear garden and seamlessly connects to a conservatory. The conservatory provides a tranquil space for enjoying views of the lush garden, currently utilized as a multi-purpose room. The modern galley-style kitchen features sleek cabinetry, integrated appliances, and abundant counter space. A side door offers direct access to the garden, perfect for outdoor dining or family barbecues. Upstairs, off the spacious landing the accommodation includes generously proportioned bedrooms with built-in wardrobes, offering ample storage. The master bedroom is particularly impressive, with extensive fitted wardrobes and large windows inviting natural light. The family bathroom is spacious, with a combination of tiled finishes and practical fixtures. The property's rear garden is a key highlight, with its expansive lawn, mature trees, and shrubs providing privacy and a serene environment. It's an ideal space for children to play or for hosting gatherings. Additional features include a utility room, a double garage, and a well-maintained driveway offering parking for multiple vehicles. The property is located close to local schools, amenities, and transport links, making it a practical choice for families seeking convenience and comfort. This is a rare opportunity to own a spacious and versatile family home in a sought-after location. Offered to the market with no onward chain. EPC Band: C Council Tax Band: E





Canterbury Road

Approximate Gross Internal Area = 123.5 sq m / 1330 sq ft
 Approximate Garages Internal Area = 23.2 sq m / 250 sq ft
 Approximate Total Internal Area = 146.7 sq m / 1580 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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		84
(69-80)	C	70	
(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	