



Osbornes
Independent estate agents

Cross Street | Farnborough

A charming three-bedroom home with garden studio in South Farnborough. A beautifully presented three-bedroom period home that perfectly balances character with modern convenience.

End Of Terrace | Three Bedrooms | Two Reception Rooms | Garden Room/Studio | Garden with Gate to Osborne Park | Off Street Parking

£450,000 | Freehold

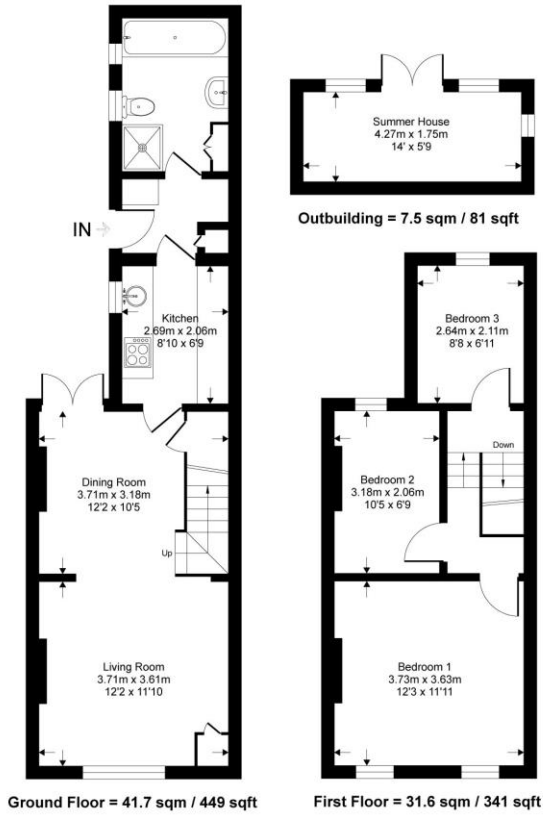
A charming three-bedroom home with garden studio in South Farnborough. A beautifully presented three-bedroom period home that perfectly balances character with modern convenience. Situated in a sought-after location, this delightful property offers versatile living spaces, stylish interiors, and a home office studio with power, making it ideal for families, professionals, or those seeking a flexible work-from-home setup. Upon entering, you are greeted by a bright and airy open-plan living and dining area, featuring elegant décor, a charming feature fireplace, and ample space for entertaining. The adjoining kitchen is well-equipped with classic cabinetry, tiled splashbacks, and modern appliances, providing both functionality and a warm, inviting atmosphere. Upstairs, the three well-proportioned bedrooms offer comfort and style, each thoughtfully decorated to create a relaxing retreat. The spacious family bathroom boasts traditional fittings, ample natural light, and a large mirror that enhances the sense of space. Outside, the beautifully maintained garden with gated access onto Osborne Park provides a private oasis, complete with a patio area, mature greenery, and a charming pathway leading to the home office studio. This versatile outbuilding, fitted with power, is perfect for remote working, a creative studio, or even a home gym. Additionally, the property benefits from off-road parking. Located in a popular residential area, this home is within easy reach of local amenities, excellent schools, and convenient transport links to Farnborough town centre and beyond. With its combination of period charm and contemporary comfort, this is a fantastic opportunity for those looking for a stylish and functional home in a prime location. Council Tax Band: C EPC Band: F





Cross Street

Approximate Gross Internal Area = 73.3 sq m / 790 sq ft
 Approximate Outbuilding Internal Area = 7.5 sq m / 81 sq ft
 Approximate Total Internal Area = 80.8 sq m / 871 sq ft



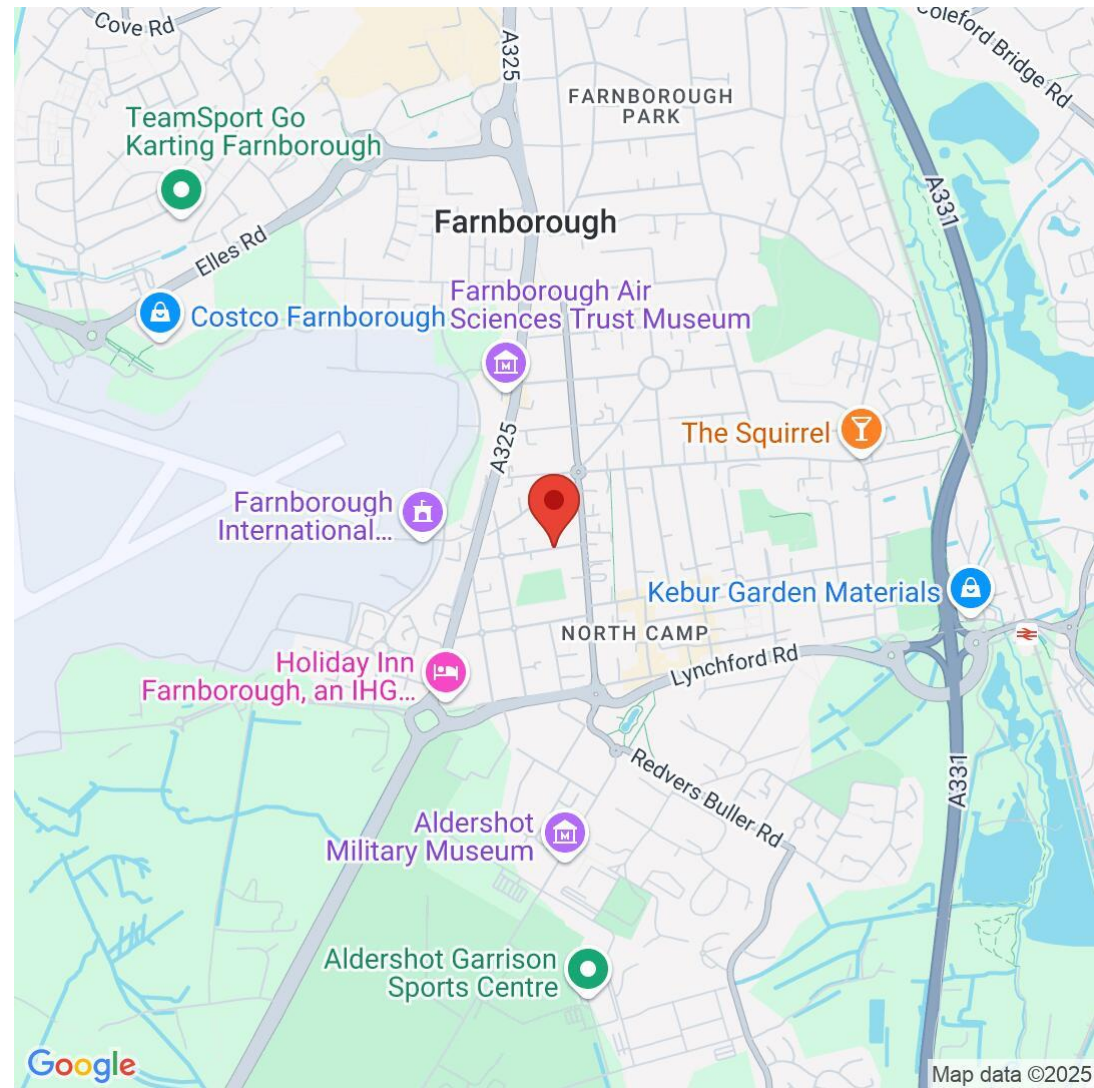
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	