



Osbornes
Independent estate agents

Reading Road | Farnborough

Welcome to this stunning four-bedroom detached family home, beautifully presented throughout and located in the sought-after South Farnborough.

Detached | Four Bedrooms | Two Reception Rooms | Modern Bathroom & En-Suite | Landscaped Rear Garden | Driveway Parking

£635,000 | Freehold

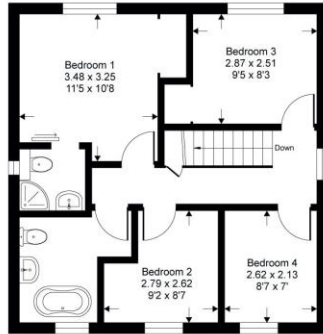
Welcome to this stunning four-bedroom detached family home, beautifully presented throughout and located in the sought-after South Farnborough. The ground floor has been stylishly modernised and extended to create a fantastic open-plan kitchen and dining area, featuring exposed brickwork, sleek navy cabinetry, copper accents, quartz worktops and integrated appliances. Patio doors lead seamlessly to a landscaped rear garden with a large patio area, ideal for entertaining and outdoor dining. Complementing this space is a separate living room with a bay window and plantation shutters, and a versatile family/playroom at the front of the house – both finished with elegant herringbone wood flooring, adding warmth and character. A downstairs WC completes the ground floor. Upstairs, the home offers four bedrooms, including a generous principal bedroom with en-suite and three further well-proportioned rooms – ideal for families. The stylish bathroom features a freestanding roll-top bath, wood-panelled feature wall, and contemporary fixtures. Outside, the front driveway provides ample off-road parking, while the rear garden enjoys a good degree of privacy with lawn and patio areas, mature planting and a timber pergola. Located in South Farnborough set in an ideal location for the commuter with excellent bus routes, rail, road and general transport networks; Farnborough mainline station will take you into London Waterloo in under 40 minutes and there is access to the M3 bringing Farnham, Fleet, Basingstoke and Camberley within easy reach. Council Tax Band: E EPC Band: D



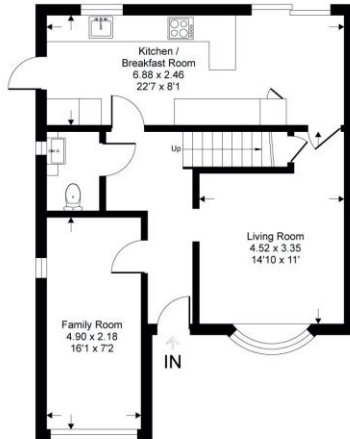


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Approximate Gross Internal Area = 104.1 sq m / 1121 sq ft



First Floor = 49.1 sqm / 529 sqft



Ground Floor = 54.9 sqm / 592 sqft

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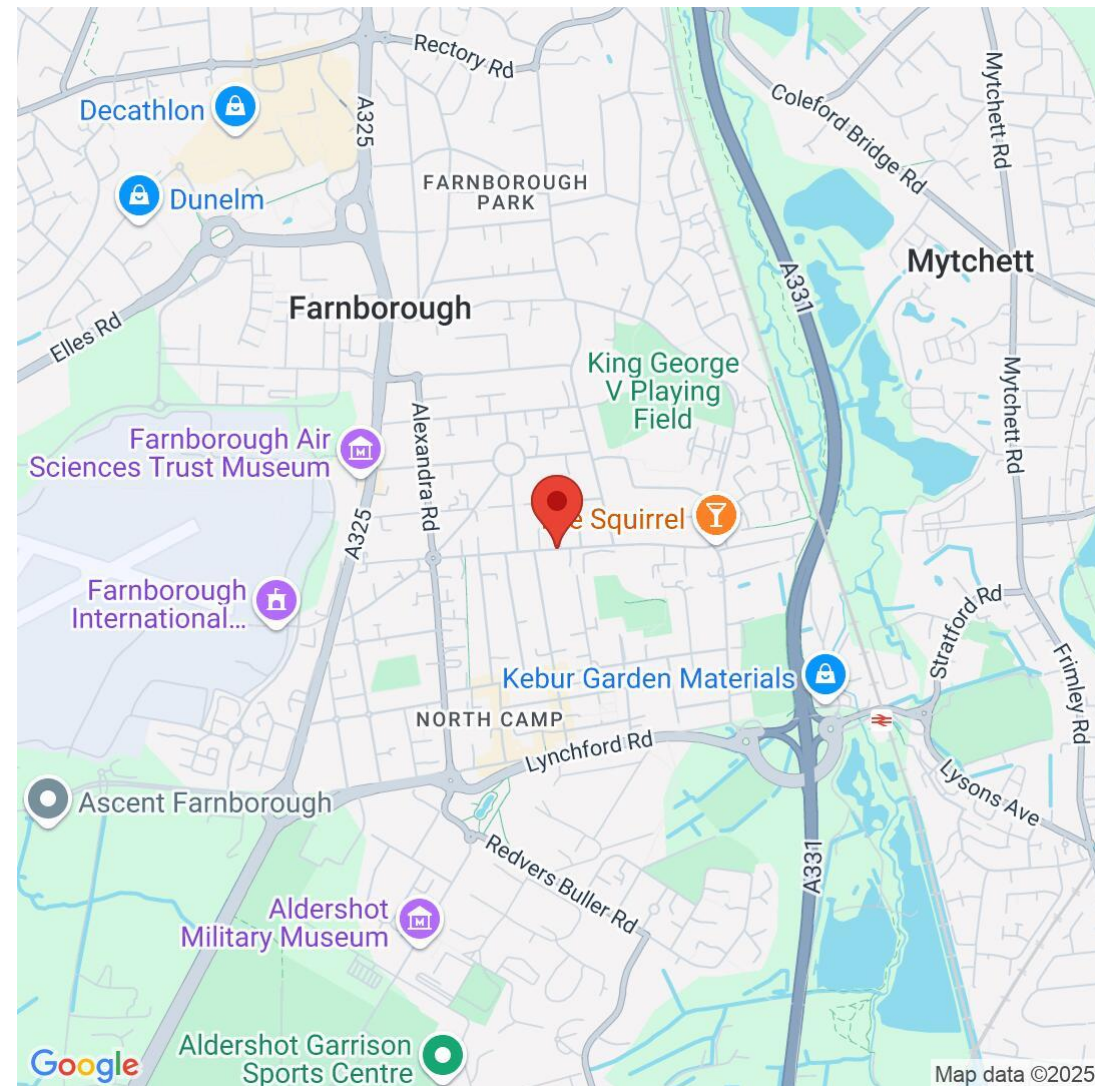
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC