



Osbornes  
Independent estate agents

Waverley Road | Farnborough



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# Positioned on a sought-after corner plot in South Farnborough, this substantial and beautifully presented detached family home offers over 2,050 sq ft of versatile living space

Over 2,050 sq ft of total space including outbuildings | Four Double Bedrooms and Two Bathrooms | Separate study/home office & Living Room | Extended open-plan kitchen/dining/living space with island | South-west facing garden with patio and lawn | Detached garden room with fitted bar and bi-folding doors

**£750,000 | Freehold**

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Positioned on a sought-after corner plot in South Farnborough, this substantial and beautifully presented detached family home offers over 2,050 sq ft of versatile living space, including a stylish garden room and exceptional entertaining areas. The property blends traditional charm with contemporary finishes, featuring a bay-fronted living room with fireplace, a dedicated study/family room, and a stunning full-width rear extension. The heart of the home is a large, light-filled kitchen/dining/living space boasting sleek cabinetry, central island, quartz worktops, and a skylit dining area framed by large patio doors opening onto the patio and garden beyond. A separate utility room, downstairs WC, and excellent storage complete the ground floor. Upstairs, the home offers four double bedrooms and a well-appointed family bathroom, plus an en suite shower room to the principal bedroom. Each room is well-proportioned, with large windows allowing natural light throughout. Outside, the south-west facing rear garden has been thoughtfully landscaped for both relaxation and entertaining, with



multiple seating areas, raised beds, and feature planting. A key highlight is the detached garden room/bar with bi-fold doors, modern finishes, feature lighting, a skylight, and its own seating area—ideal for hosting, hobbies, or home working. A further timber outbuilding offers useful storage or workshop space. To the front, a block-paved driveway provides parking for several vehicles. Situated in a sought-after tree-lined road, this property offers an ideal location for commuters, with excellent bus routes, rail, road, and general transport networks. Farnborough mainline station ensures swift access to London Waterloo in under 40 minutes, while the nearby M3 facilitates easy reach to Farnham, Fleet, Basingstoke, and Camberley. ECP Band: C Council Tax Band: F



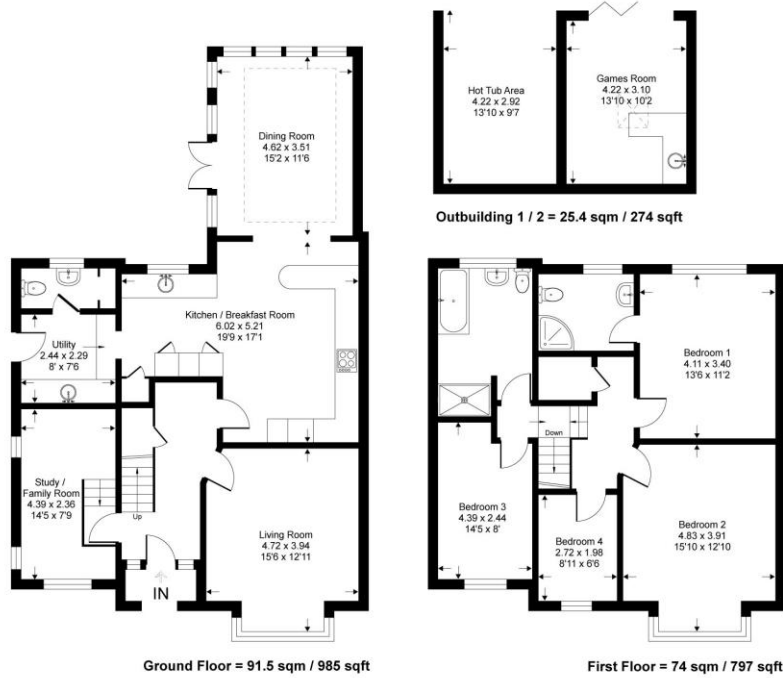






## Waverley Road

Approximate Gross Internal Area = 165.5 sq m / 1782 sq ft  
Approximate Outbuilding Internal Area = 25.4 sq m / 274 sq ft  
Approximate Gross Internal Area = 190.9 sq m / 2056 sq ft



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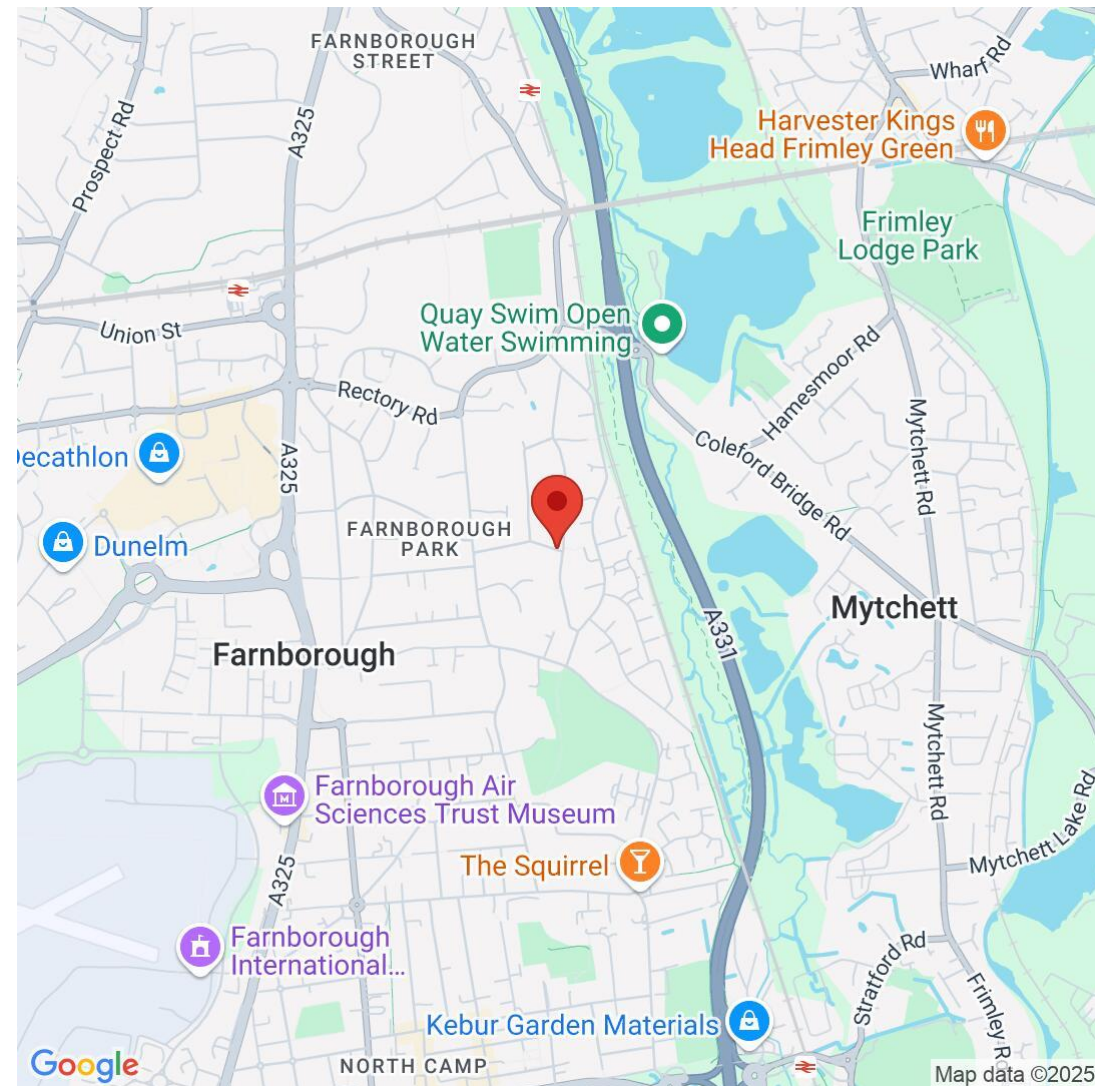
Whilst every attempt has been made to ensure the accuracy or the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		