



Osbornes
Independent estate agents

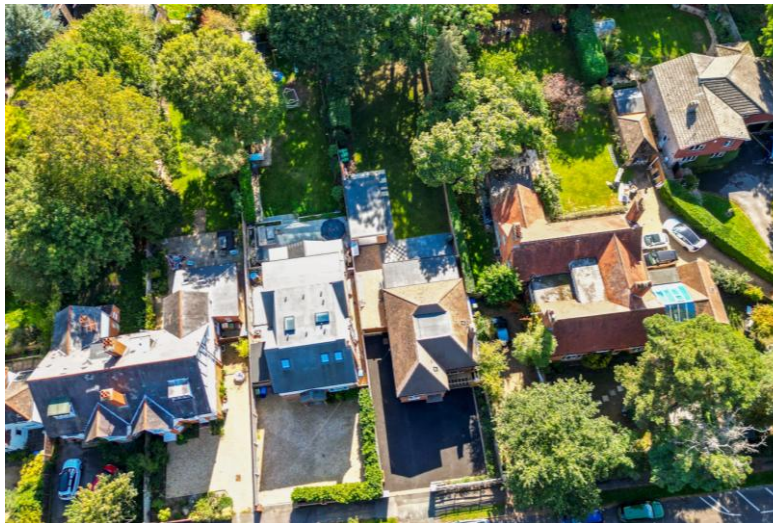
Church Road East | Farnborough

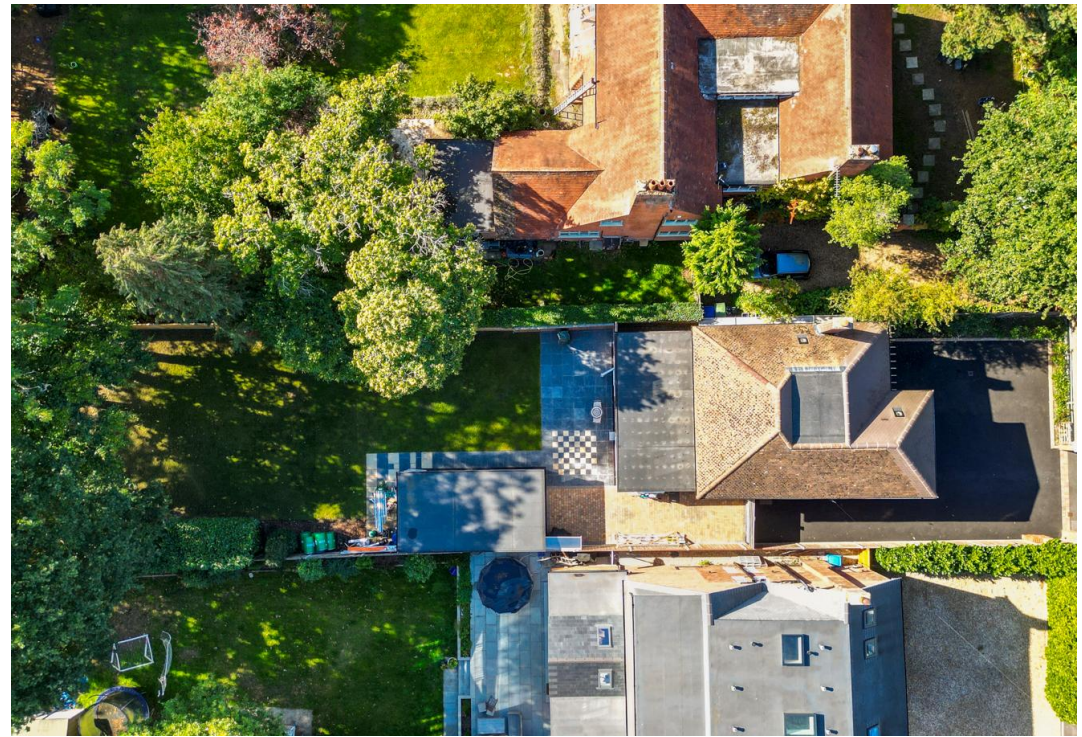
Set on a prized, tree-lined road in South Farnborough, is this elegant tile hung four-bedroom , three-bathroom detached home offering c.2

Detached family home of over 2,000 sq. ft. | Four bedrooms, three bathrooms (two en suite) | Two reception rooms plus study | Kitchen/breakfast/family room with utility | Generous garden | Detached garage and ample driveway parking

£950,000 | Freehold

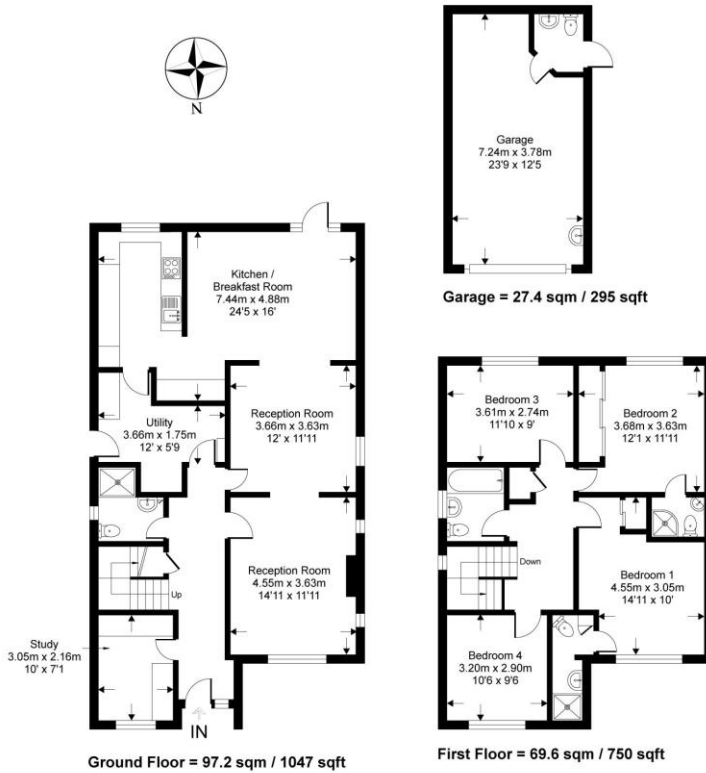
Set on a prized, tree-lined road in South Farnborough, is this elegant tile hung four-bedroom , three-bathroom detached home offering c.2,092 sq ft in total (including garage) and a superb large rear garden. A deep frontage with ample parking sets the tone, leading to a welcoming hall, two refined reception rooms and a separate study. To the rear, the heart of the home unfolds as a stylish kitchen/breakfast room with sleek Shaker cabinetry and marble effect worktops, flowing into a light, open dining/family space—perfect for everyday living and entertaining—supported by a utility and modern downstairs shower room. Upstairs, generous bedroom accommodation includes a calm principal suite with en-suite shower room and fitted wardrobes, a second double with its own en-suite and fitted wardrobes, two further bedrooms and a contemporary family bathroom. Outside, the large, level garden features broad terraces and an expanse of lawn framed by mature trees, while a long detached garage provides excellent storage and hobby space. Moments from North Camp's independent cafés and shops, highly regarded schools and fast links to London (Farnborough Mainline ~35 mins), this is a turnkey family home in a prestigious location—combining space, style and convenience in equal measure. Located on the fringes of Farnborough Park, 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. EPC Band: D Council Tax Band: E





Church Road East

Approximate Gross Internal Area = 166.9 sq m / 1797 sq ft
Approximate Garage Internal Area = 27.4 sq m / 295 sq ft
Approximate Total Internal Area = 194.3 sq m / 2092 sq ft



Osbornes
independent estate agents

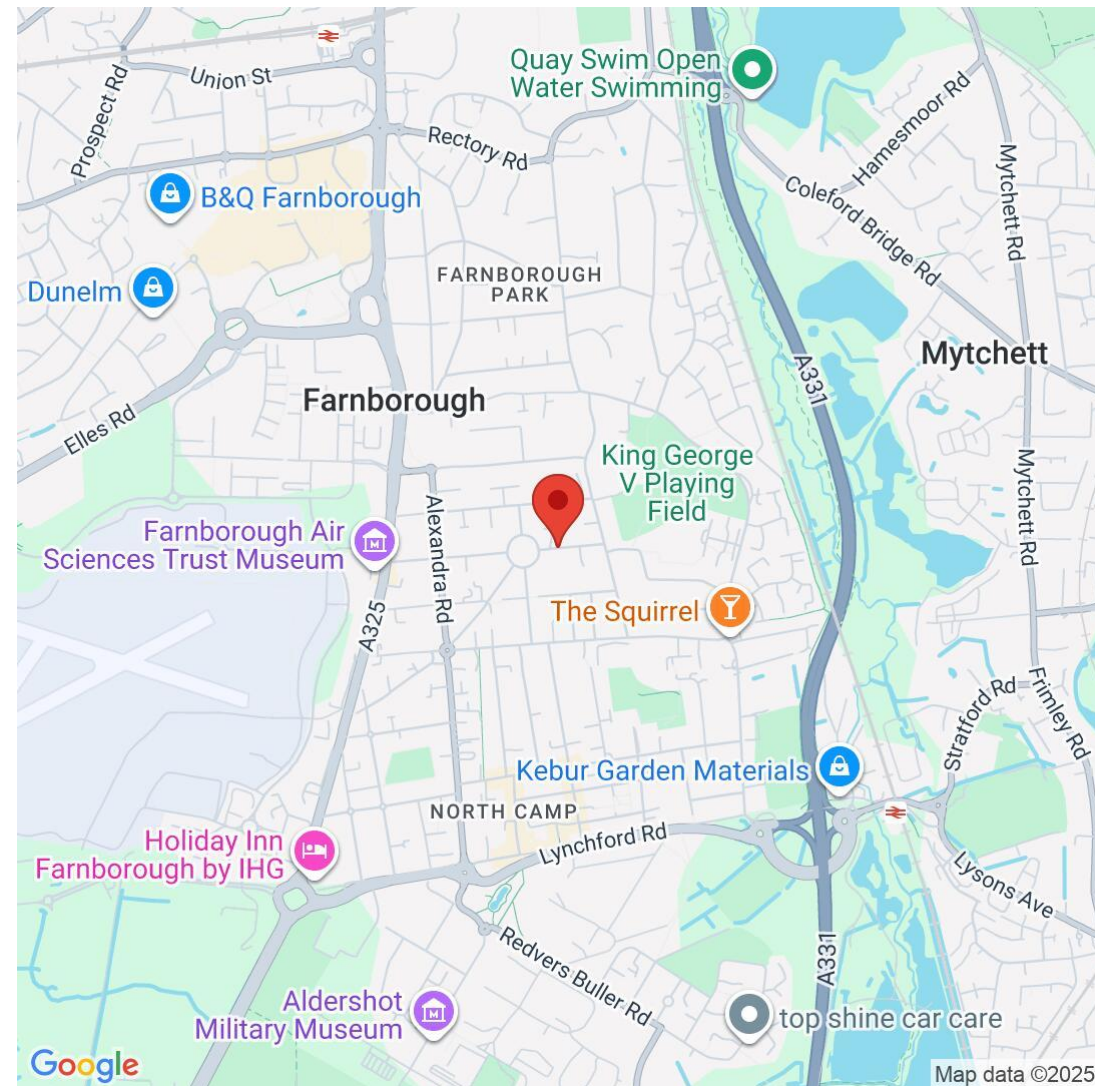
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Osbornes Estate Agents

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		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		