



Osbornes
Independent estate agents

Baird Road | Farnborough

Osbornes are pleased to present this well-proportioned three-bedroom semi detached family home, offering approximately 1,070 sq ft of accommodation

Semi Detached | Three Bedrooms | Three Reception Rooms | Downstairs Cloakroom | Enclosed Rear Garden | Off Street Parking

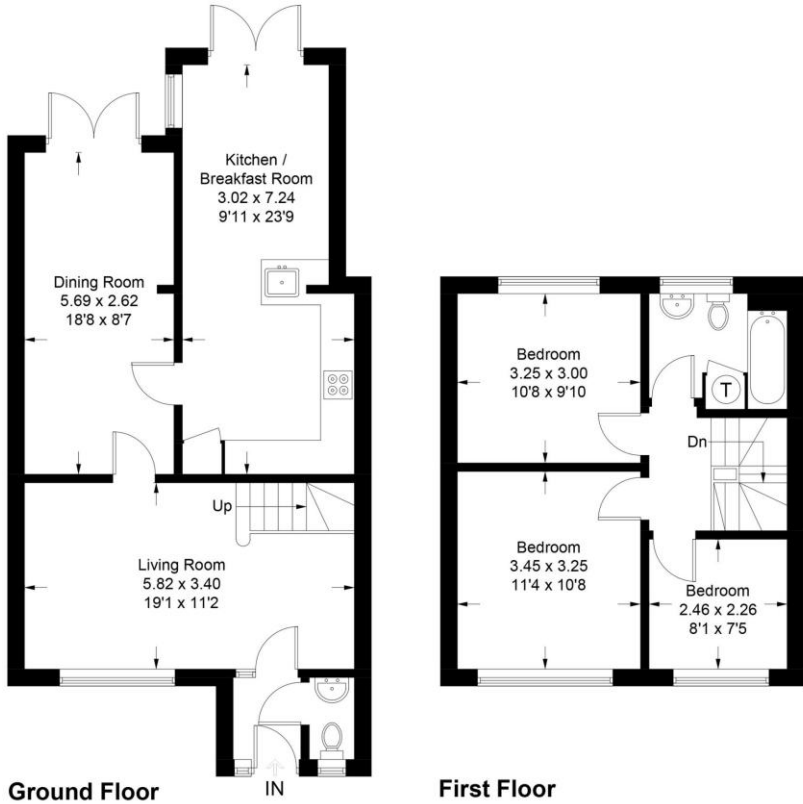
£475,000 | Freehold

Osbornes are pleased to present this well-proportioned three-bedroom semi detached family home, offering approximately 1,070 sq ft of accommodation, a generous rear garden and excellent off-road parking. The property is set back from the road in a cul-de-sac location with a large driveway and covered carport, providing ample parking to the front and side. Internally, the ground floor offers a spacious living room to the front, a separate dining room and a fitted kitchen/breakfast room which runs across the rear of the property. The kitchen provides a good range of storage units, worktop space and direct access out to the garden, making it a practical layout for family living and entertaining. To the first floor there are three bedrooms, including two good-sized doubles and a further single bedroom, together with a family bathroom fitted with a bath and shower over. Outside, the property enjoys a particularly attractive and established rear garden with a patio seating area, lawn, mature planting, pathways and a garden shed. The garden offers a good degree of space and privacy, creating an excellent outdoor area for families, gardening or entertaining. The current School catchments include: North Farnborough Infant School, South Farnborough Junior School and Bohunt Farnborough Secondary School. Also Nearby you'll find Two Train Stations which are Farnborough North Train Station (0.4 miles away) and Farnborough Main Train Station (1.1 miles away) which is popular amongst commuters due to its mainline train access into London Waterloo in approximately 36 minutes. The Town centre is located near Farnborough Main Train Station. Here you'll find a range of shops, supermarkets, food outlets and restaurants as well as a cinema. No Onward Chain. Council Tax Band: D EPC Band: C





Approximate Gross Internal Area
 Ground Floor = 60.5 sq m / 651 sq ft
 First Floor = 38.9 sq m / 419 sq ft
 Total = 99.4 sq m / 1070 sq ft



Baird Road

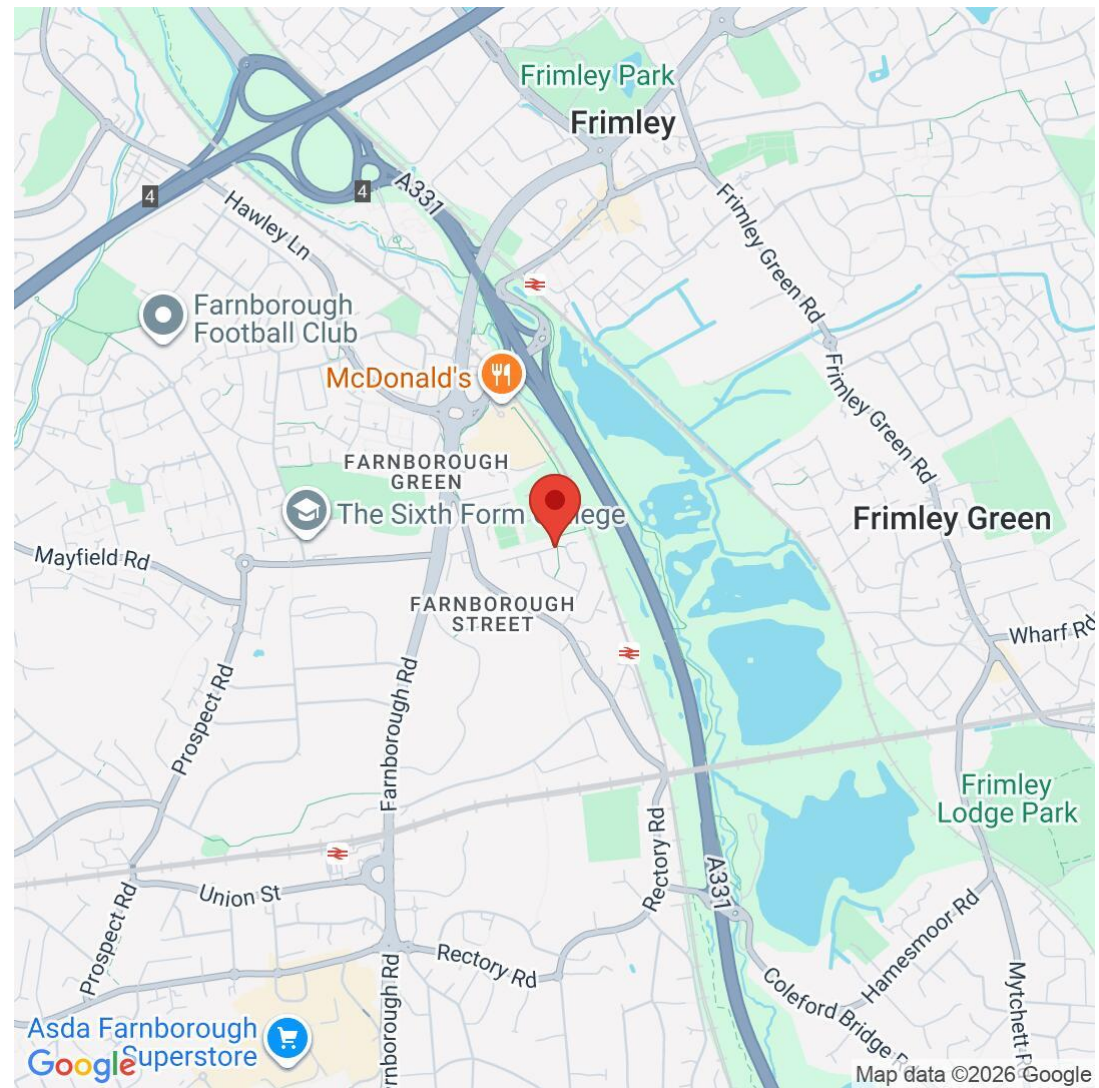
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID939038)

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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		85
(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	