



Osbornes
Independent estate agents

York Road | Farnborough

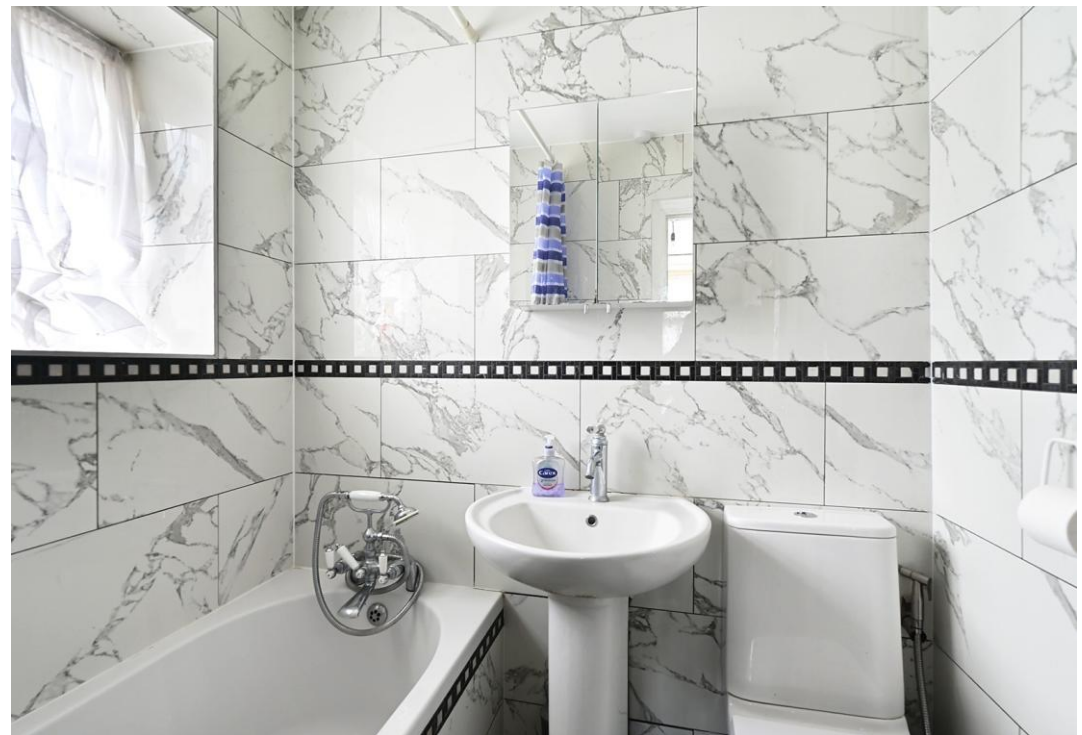
A substantial and versatile four-bedroom detached family home, offering generous accommodation arranged over two floors.

Detached | Four Bedrooms | Two Reception Rooms | Kitchen/Breakfast Room | Enclosed Rear Garden | Garage & Parking

£625,000 | Freehold

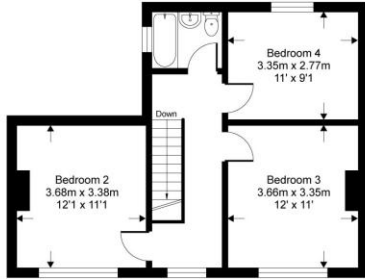
A substantial and versatile four-bedroom detached family home, offering generous accommodation arranged over two floors. The ground floor provides a welcoming entrance hall, two separate reception rooms to the front of the property, and a spacious open-plan kitchen/breakfast room to the rear. The kitchen area is fitted with a range of modern white units, contrasting work surfaces and tiled splashbacks, with space for dining and direct access out to the rear garden via French doors. Also on the ground floor is a useful bedroom, positioned close to a shower room/WC, making this layout ideal for multi-generational living, guests, or those needing a ground-floor bedroom or home office. To the first floor there are three further bedrooms, all of which are well proportioned, along with a family bathroom fitted with a white suite. Externally, the property benefits from off-street parking to the front and side access leading to the rear. The rear garden is mainly laid to hardstanding and patio, offering a low-maintenance outside space, with a raised patio area accessed from the kitchen/breakfast room. There is also a detached garage positioned to the rear. York Road is a popular residential location within Farnborough, offering convenient access to local schools, shops, parks and transport links, including Farnborough mainline station, the town centre, business parks and major road routes including the M3. Council Tax Band: D EPC Band: E



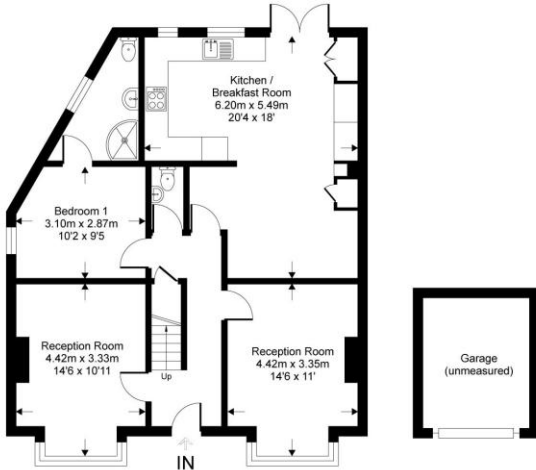


York Road

Approximate Gross Internal Area = 132.4 sq m / 1426 sq ft (excludes garage)



First Floor = 47.6 sqm / 513 sqft



Ground Floor = 84.8 sqm / 913 sqft



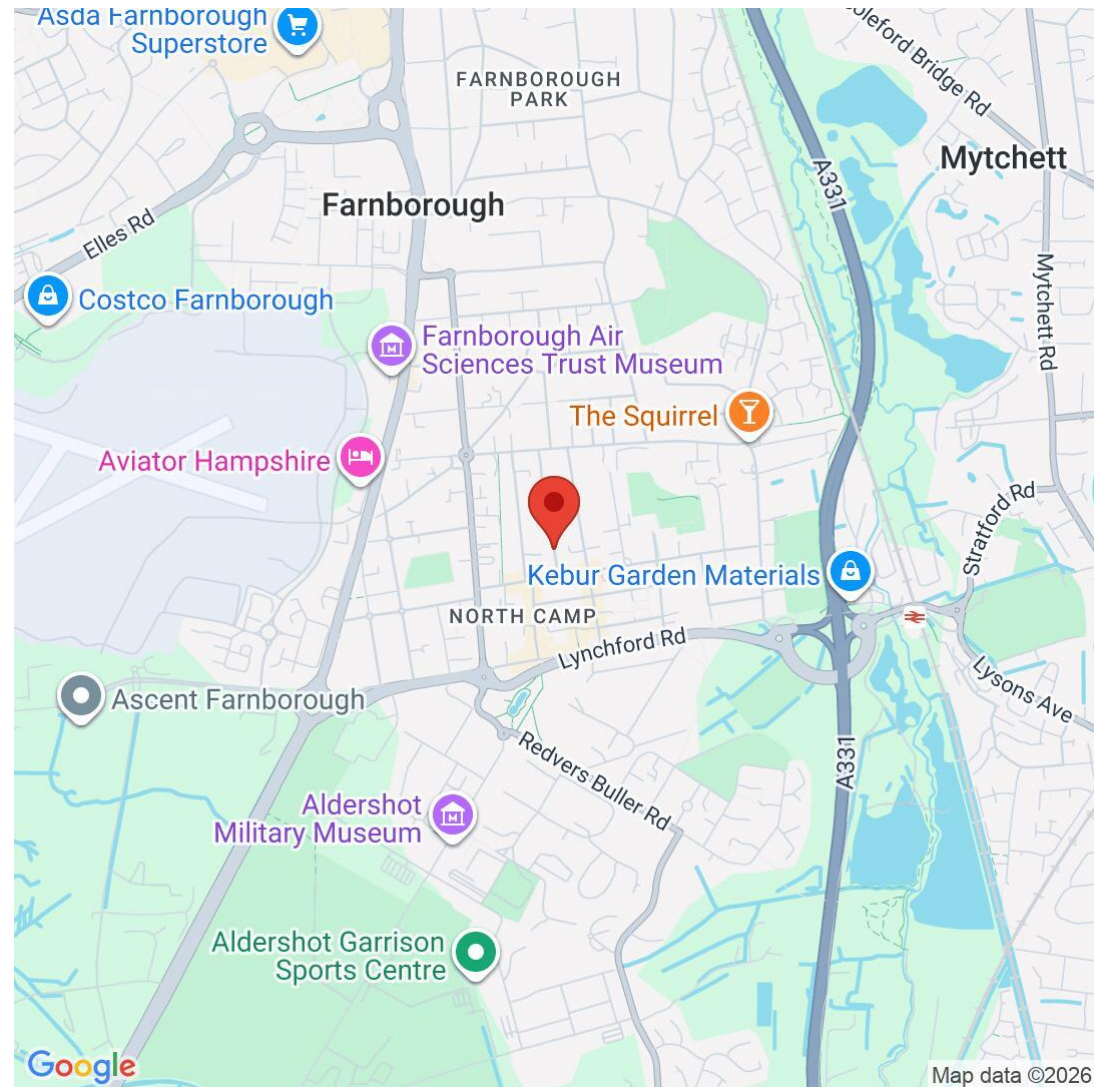
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		85
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	