



Osbornes
Independent estate agents

Reading Road | Farnborough

SOUTH FARNBOROUGH. This detached four bedroom home is offered to the market in our opinion in excellent condition throughout.

Detached | Four Bedrooms | Two Reception Rooms | Kitchen/Breakfast Room | Refitted Family Bathroom | Landscaped Rear Garden

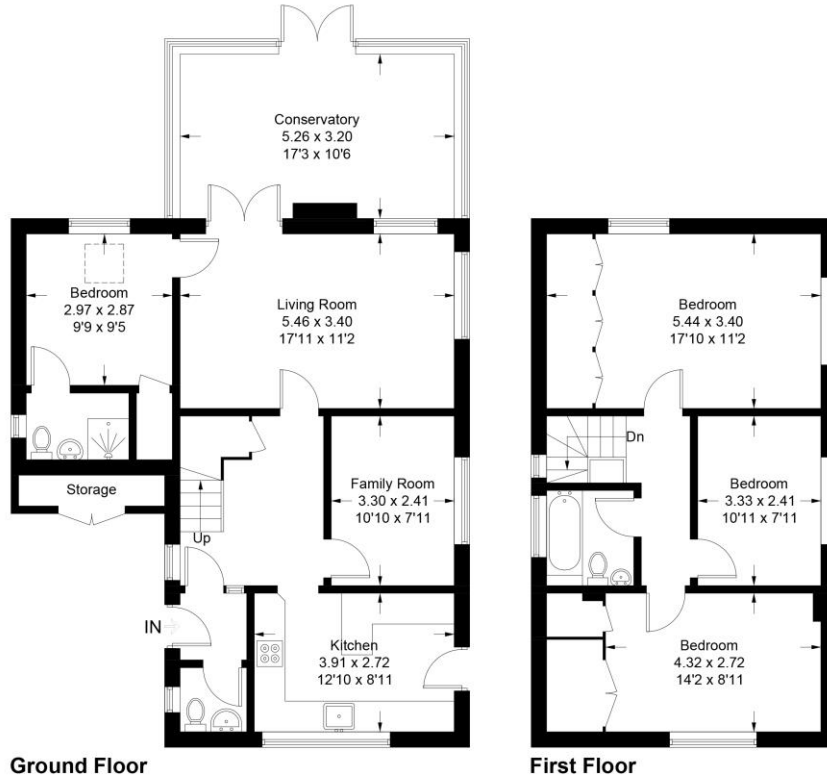
Offers in excess of £600,000 | Freehold

SOUTH FARNBOROUGH. This detached four bedroom home is offered to the market in our opinion in excellent condition throughout. The property benefits from a spacious entrance hall, downstairs cloakroom, two reception rooms, kitchen/breakfast room, conservatory, bedroom with vaulted ceiling and en-suite, three further bedrooms to the first floor along with a refitted bathroom. Externally the property benefits from a landscaped rear garden, garage and driveway providing off street parking for several cars. Located in the popular area of South Farnborough, this property is within easy reach of local amenities, Outstanding-rated schools, and convenient transport links into London and other major hubs, making it an ideal home for families and professionals alike. EPC Band: E Council Tax Band: E





Approximate Gross Internal Area
 Ground Floor = 84.3 sq m / 907 sq ft
 (Excluding External Storage)
 First Floor = 51.9 sq m / 559 sq ft
 Total = 136.2 sq m / 1466 sq ft



Ground Floor

First Floor



Reading Road

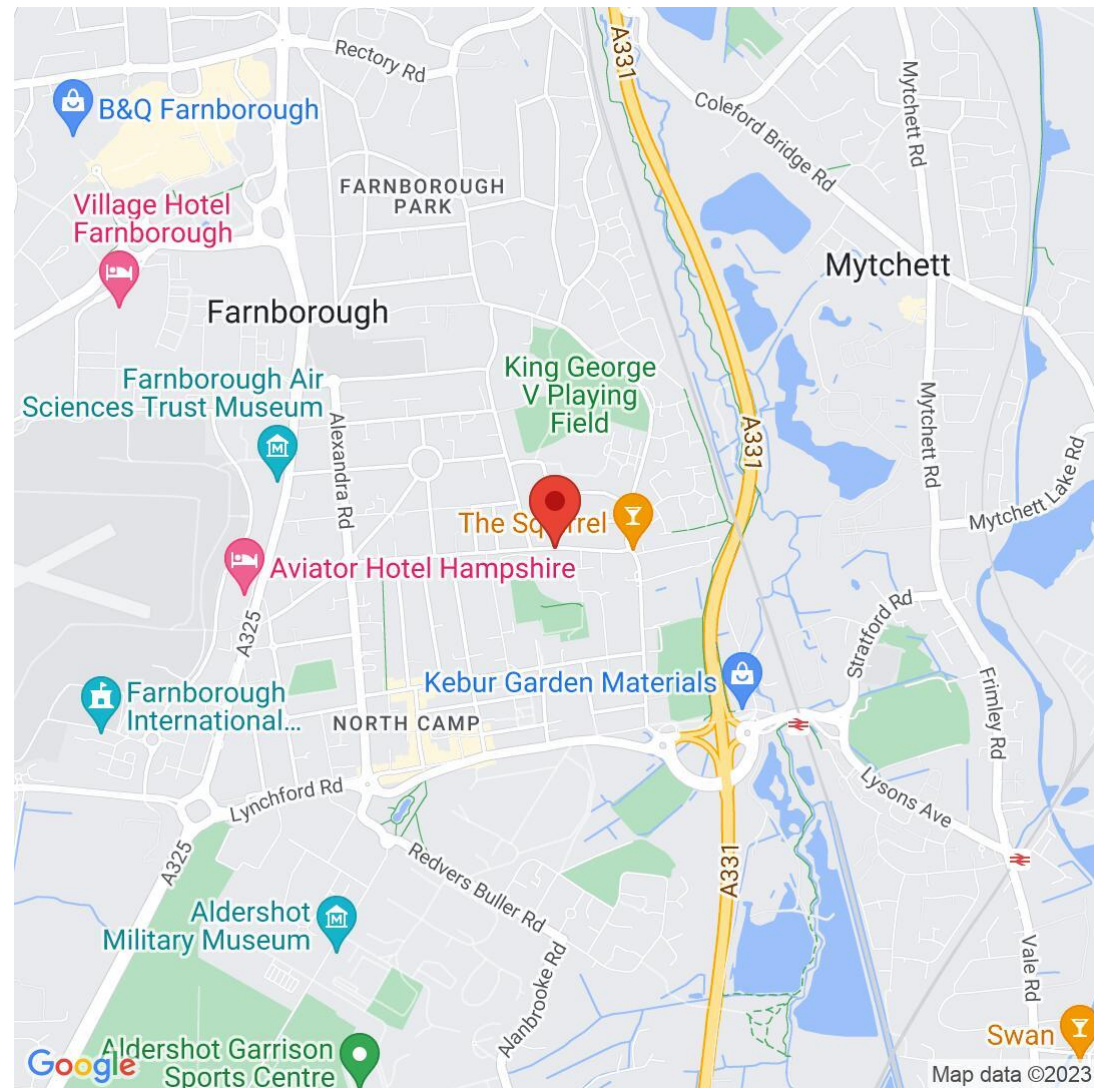
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID997165)

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)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	