



Osbornes
Independent estate agents

Eldergrove | Farnborough

Located in the desirable Sycamore Park area, we are delighted to present this beautifully maintained three-bedroom semi-detached house.

Semi Detached | Three Bedrooms | Two Reception Rooms | Modern Kitchen & Bathroom | Enclosed Rear Garden | Garage & Parking

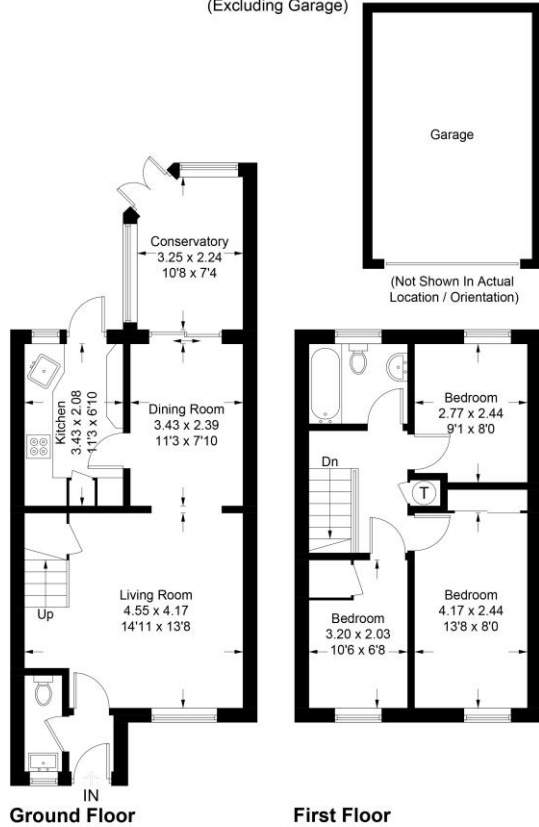
£425,000 | Freehold

Located in the desirable Sycamore Park area, we are delighted to present this beautifully maintained three-bedroom semi-detached house. Boasting two reception rooms and a conservatory, the property includes a downstairs cloakroom, garage, and parking for two vehicles. Situated within the catchment areas for South Farnborough Junior and Infant schools, and conveniently close to major road and rail links. Upon entering the property, you'll immediately notice the immaculate presentation that extends throughout. The entrance porch provides access to the inviting living room and downstairs cloakroom. The living room is bright and spacious, featuring stairs to the first floor and ample space for sofas and additional furniture. This flows into the dining room, which opens into the conservatory and kitchen. The kitchen is equipped with a range of eye-level and base units, integrated oven, hob, and space for a fridge/freezer and washing machine, with a door leading to the rear garden. The conservatory offers a dual aspect and access to the rear garden. Upstairs, a landing with an airing cupboard and loft access (reboarded in 2022) leads to the bedrooms and bathroom. Two of the bedrooms are generously sized doubles, with the master benefiting from fitted wardrobes, while the third bedroom is a comfortable single with a storage cupboard. The bathroom features a three-piece suite with a WC, sink, bath, tiled walls, and a window. Outside, the rear garden features an initial patio area leading to a well-maintained lawn, enclosed by fencing. A side path with a gate provides access to the front of the property where the garage and parking spaces are located. Additional recent improvements include new carpets fitted in the lounge, stairs, landing, and all three bedrooms in 2022. With its numerous advantages and sought-after location, early viewing is highly recommended to avoid disappointment. Council Tax Band: D EPC Band: D





Approximate Gross Internal Area
 Ground Floor = 46.6 sq m / 502 sq ft
 First Floor = 36.0 sq m / 387 sq ft
 Total = 82.6 sq m / 809 sq ft
 (Excluding Garage)



Eldergrove

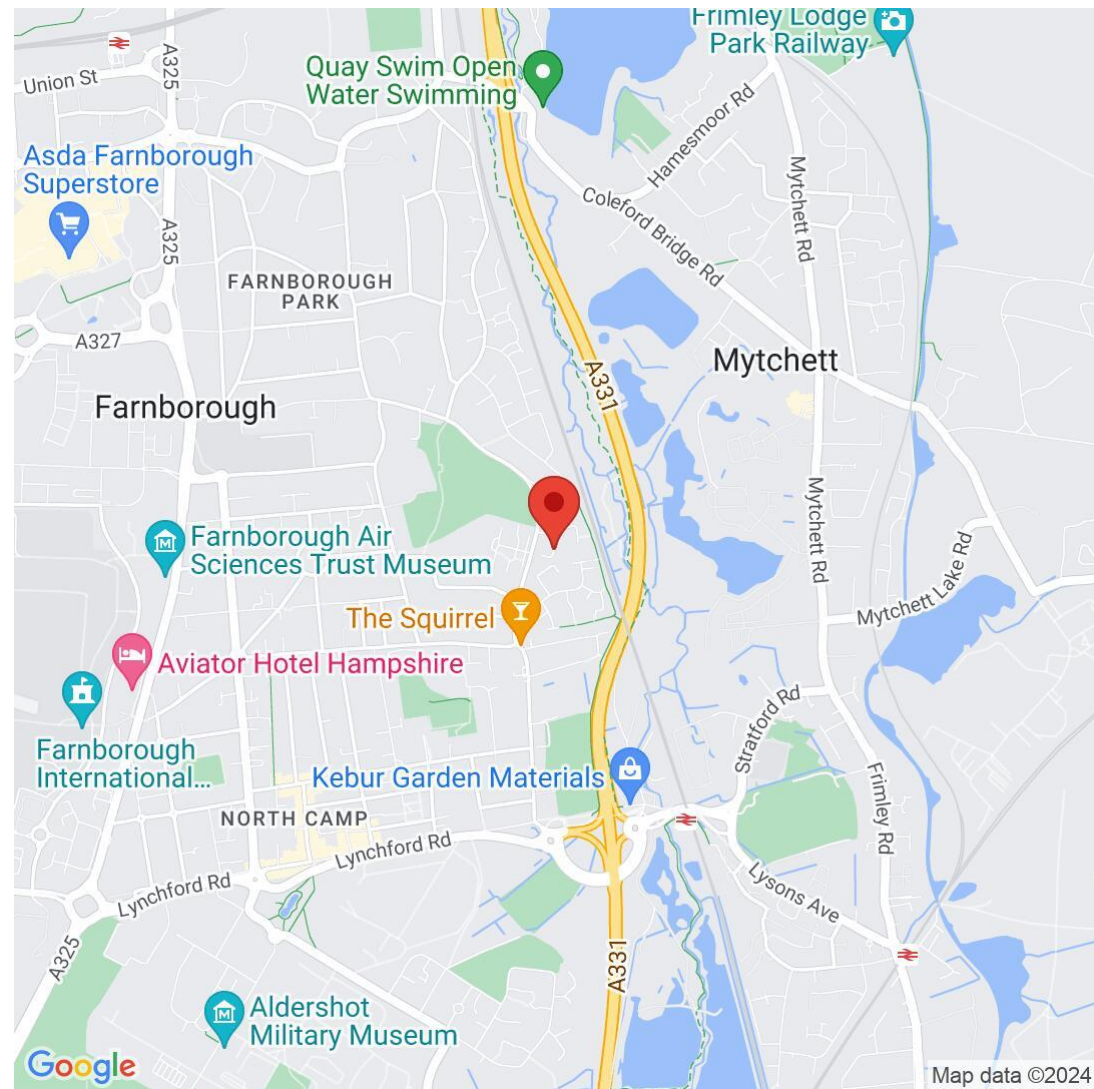
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1074522)

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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		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	