



**Osbornes**  
Independent estate agents

Orchard Road | Farnborough



# This lovely home is a three-bedroom detached property exuding show home quality in presentation.

Detached House | Driveway Parking | Annexe Potential | Three Bedrooms | Open Plan Living

**£545,000 | Freehold**

This lovely home is a three-bedroom detached property exuding show home quality in presentation. Nestled within a quiet cul-de-sac, it features an impressive open plan living and dining area, ideal for hosting gatherings and spending quality time with loved ones. One of the highlights of the property is the garden house, expanding the living space and offering a secluded spot that could potentially be used as an annexe, complete with a shower room and a cellar. The interior consists of a generously sized ground floor living space, complete with a convenient cloakroom. Upstairs, you'll find three bedrooms, two of which are spacious double rooms one with ample built-in storage, along with a tastefully presented family bathroom. These features make this home exceptionally well-suited for working professionals or a small family! Viewing appointments are highly recommended and strictly by arrangement only. To the front of the property is







Approximate Gross Internal Area  
 Ground Floor = 54.6 sq m / 588 sq ft  
 First Floor = 43.6 sq m / 469 sq ft  
 Outhouse = 18.9 sq m / 203 sq ft  
 Cellar = 6.0 sq m / 64 sq ft  
 Total = 123.1 sq m / 1324 sq ft



Orchard Road

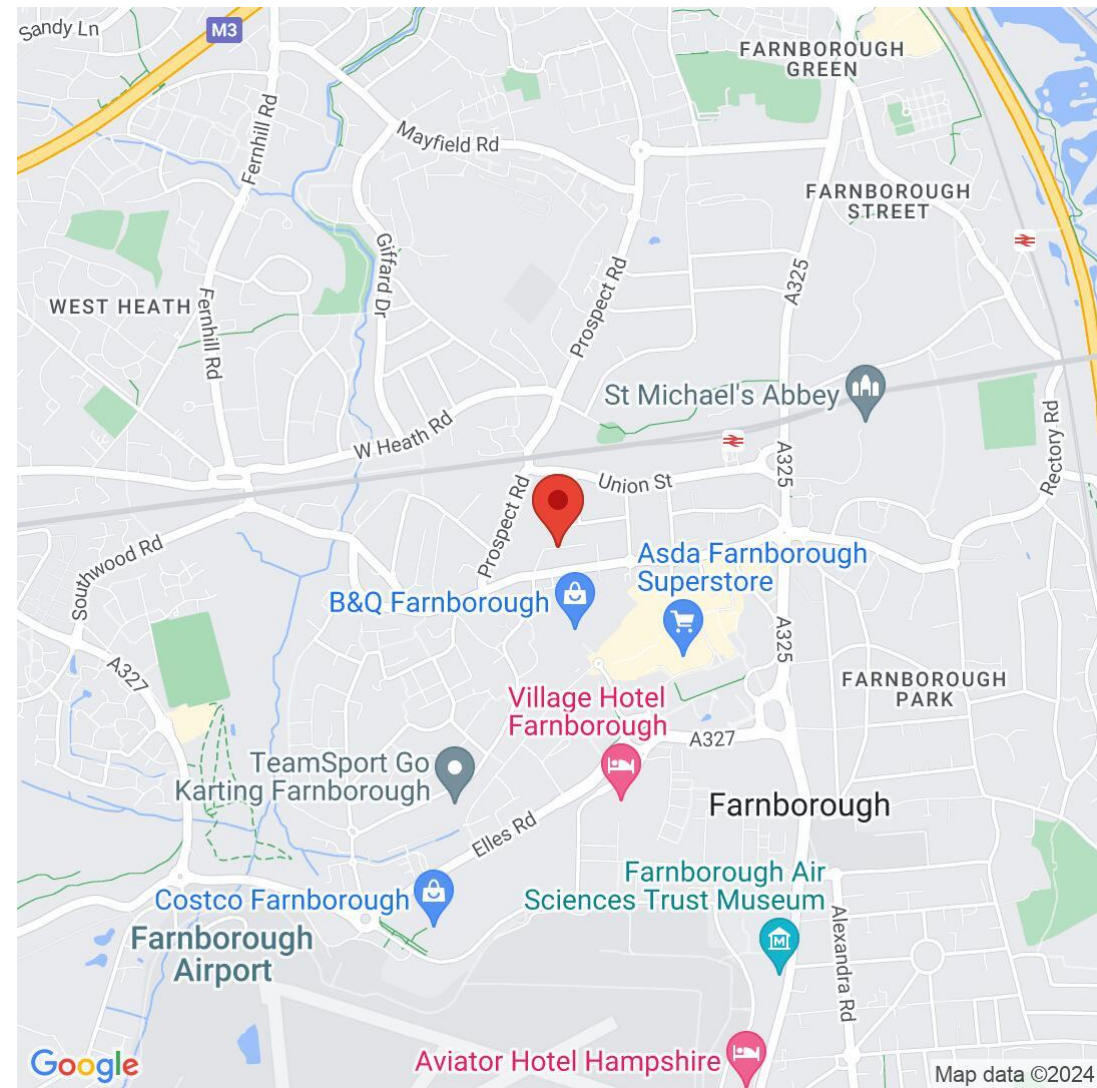
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1076727)

## 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		82
(69-80)	C		71
(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	