



Osbornes
Independent estate agents

Chestnut Tree Grove | Farnborough

Located in the sought-after area of Farnborough, this exquisite four-bedroom, three-bathroom family home boasts show home quality.

End of Terrace | South Facing Rear Garden | Driveway Parking | Garage | Four Bedrooms | Two Bathrooms

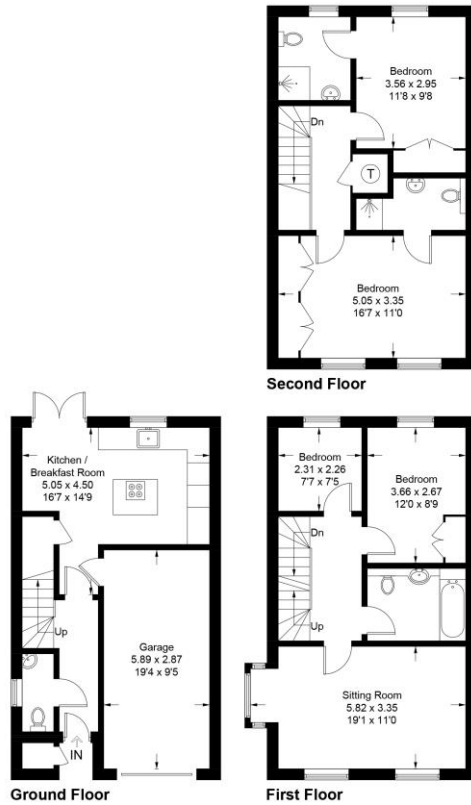
£525,000 | Freehold

Located in the sought-after area of Farnborough, this exquisite four-bedroom, three-bathroom family home boasts show home quality. The property features an open-plan kitchen/dining area that leads out to the south-facing rear garden through patio doors, an integral garage, a generous living space, comfortably sized bedrooms, and a convenient ground floor cloakroom. Situated close to reputable schools, parks, and the renowned Hawley Woods & Lake, this home offers easy access to the M3, local amenities, and Farnborough Mainline station. Viewing is strongly advised to appreciate all that this property has to offer. Council Tax Band E - EPC Band C





Approximate Gross Internal Area
 Ground Floor = 44.6 sq m / 480 sq ft
 First Floor = 47.5 sq m / 511 sq ft
 Second Floor = 46.5 sq m / 500 sq ft
 Total = 138.6 sq m / 1491 sq ft
 (Including Garage / Excluding External Cupboard)



Chestnut Tree Grove

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1094172)

Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

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		86
(69-80)	C	75	
(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	