



Osbornes
Independent estate agents

Fernhill Road | Farnborough

This three bedroom semi detached home benefits from two reception rooms plus a conservatory, modern bathroom, private rear garden, garage and driveway providing parking for several

Three Bedrooms | Two Reception Rooms | Refitted Bathroom | Conservatory | Enclosed Rear Garden | Garage & Off Street Parking

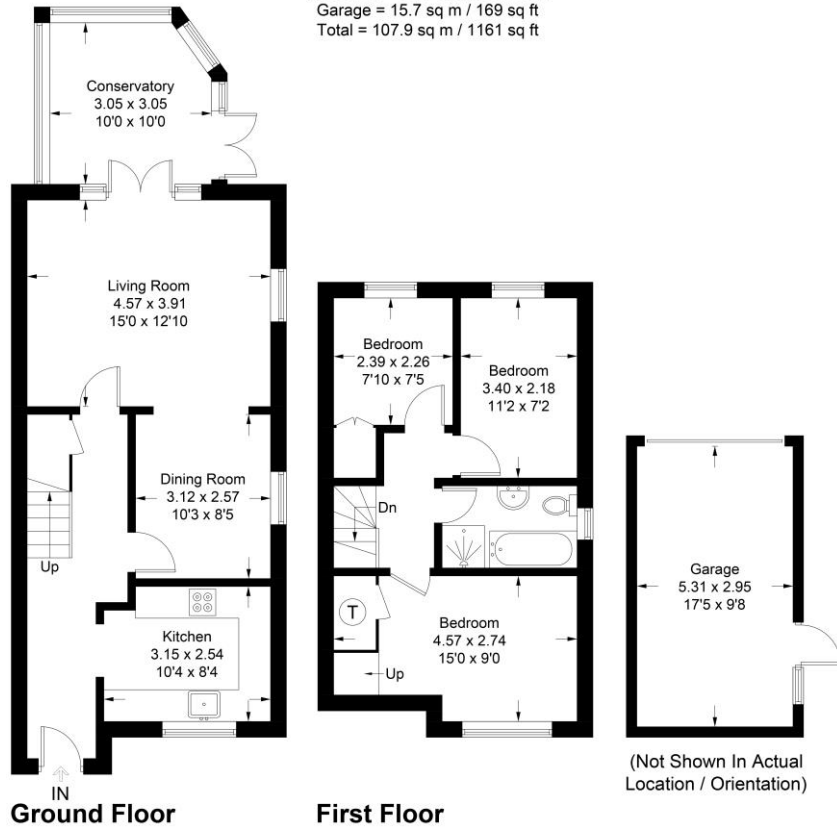
£435,000 | Freehold

This three bedroom semi detached home benefits from two reception rooms plus a conservatory, modern bathroom, private rear garden, garage and driveway providing parking for several vehicles. Located close to local infant, junior and secondary schools and also within easy reach of Farnborough mainline station and major road links. Council Tax Band: D
EPC Band: D





Approximate Gross Internal Area
 Ground Floor = 56.4 sq m / 607 sq ft
 First Floor = 35.8 sq m / 385 sq ft
 Garage = 15.7 sq m / 169 sq ft
 Total = 107.9 sq m / 1161 sq ft



Fernhill Road

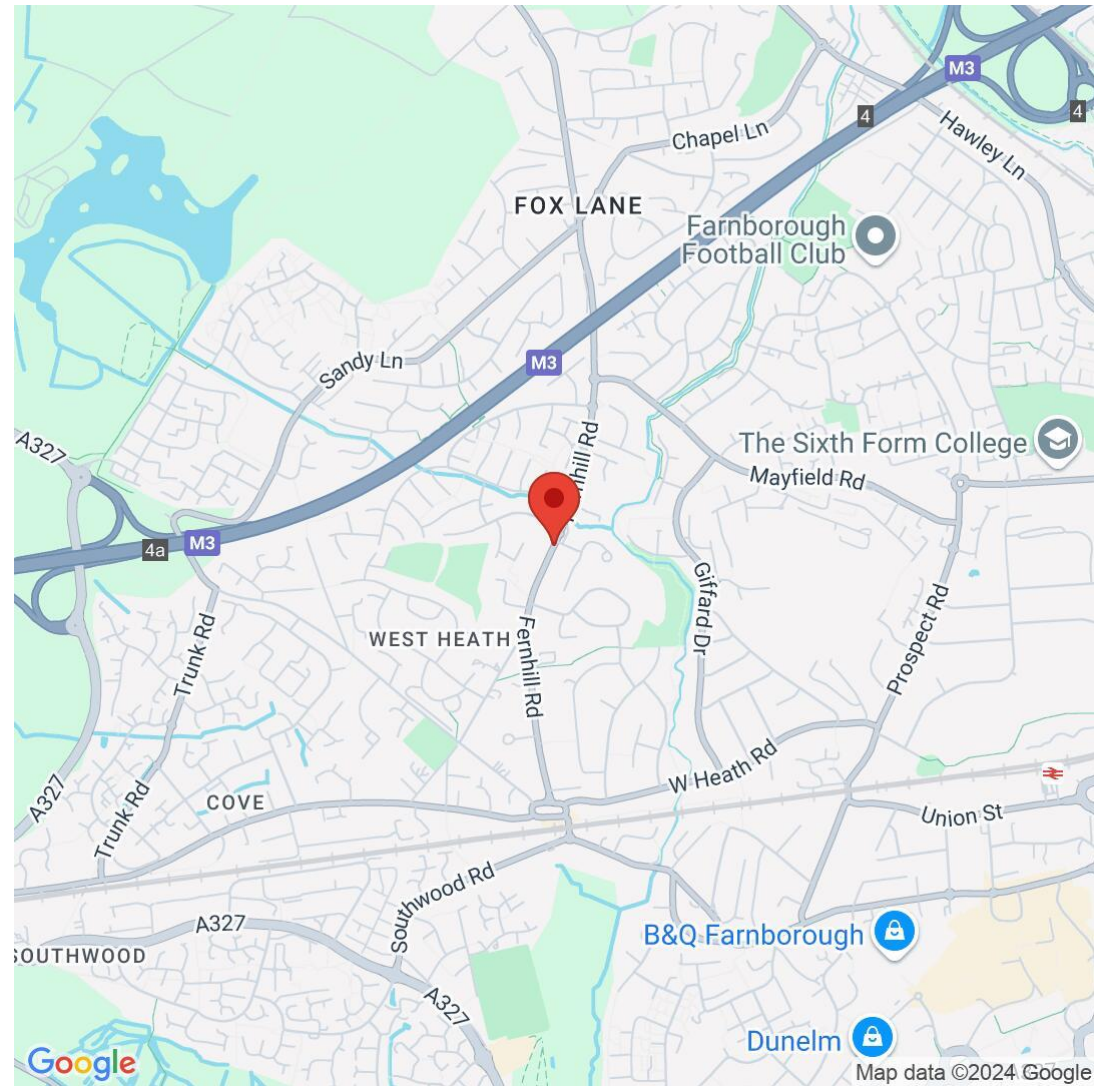
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1123123)

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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		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	