



Osbornes
Independent estate agents

Canterbury Road | Farnborough

Introducing this charming and beautifully presented two-bedroom cottage, offering comfortable living in a highly sought-after area.

Two Double Bedrooms | Modern Kitchen/Family Room | Downstairs Cloakroom | Modern Bathroom | Enclosed Rear Garden | Popular Location

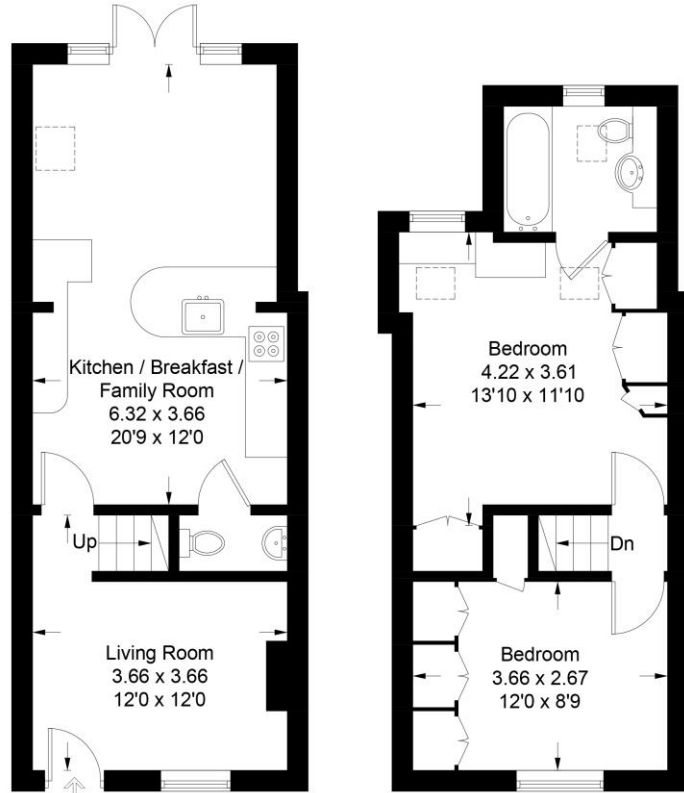
£365,000 | Freehold

Introducing this charming and beautifully presented two-bedroom cottage, offering comfortable living in a highly sought-after area. The property features a welcoming living room, a contemporary kitchen/dining room, a modern en-suite bathroom, and a convenient downstairs cloakroom. Located within popular school catchment areas and close to North Camp Village, the home is ideally positioned for easy access to local amenities including King George V playing fields, North Camp and Farnborough Mainline stations, as well as major road links. Early viewing is highly recommended to avoid missing out. The front-facing living room provides a cozy space with wooden flooring and ample room for seating. To the rear, the modern kitchen/dining room enjoys views of the landscaped mature rear garden and is equipped with a range of eye-level and base units, along with space for an oven, dishwasher, and washing machine. The room is complemented by a tiled floor with underfloor heating, and there's space for either additional seating or a dining table. Double doors lead out to the garden, and a skylight allows natural light to flood the space, creating a bright and airy atmosphere. A downstairs cloakroom, fitted with a WC and sink, adds further convenience. Upstairs, you'll find two spacious double bedrooms, both benefiting from fitted wardrobes. The master bedroom, located at the rear, enjoys additional natural light from skylights and a vaulted ceiling and also includes access to the modern en-suite, featuring a vanity unit with sink, WC, and a bath with shower overhead. The rear garden offers a perfect outdoor retreat with a patio area, lighting, and a lawn bordered by flower beds and shrubs, all enclosed by fencing. At the far end of the garden, you'll find a summer house equipped with light and power, ideal for additional storage or a home office. A gate at the rear provides access to the front. The front garden is attractively laid with astroturf, featuring a traditional tiled pathway, enclosed by metal railings and a gate for added privacy Council Tax Band: C EPC Band: TBC





Approximate Gross Internal Area
Ground Floor = 36.6 sq m / 394 sq ft
First Floor = 32.1 sq m / 345 sq ft
Total = 68.7 sq m / 739 sq ft



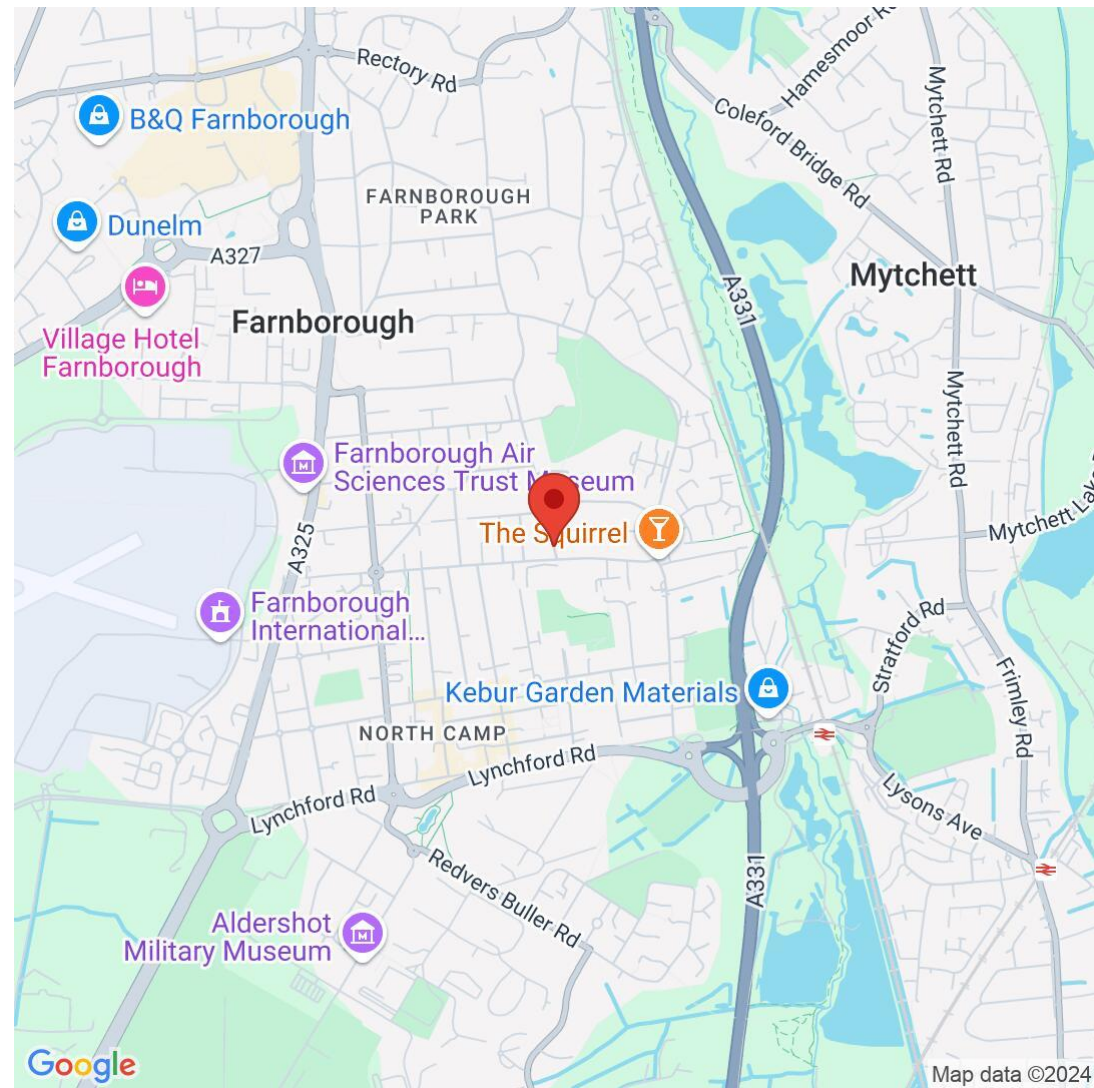
Ground Floor

First Floor



Canterbury Road

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1131664)



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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.