



Osbornes
Independent estate agents

Ashley Road | Farnborough

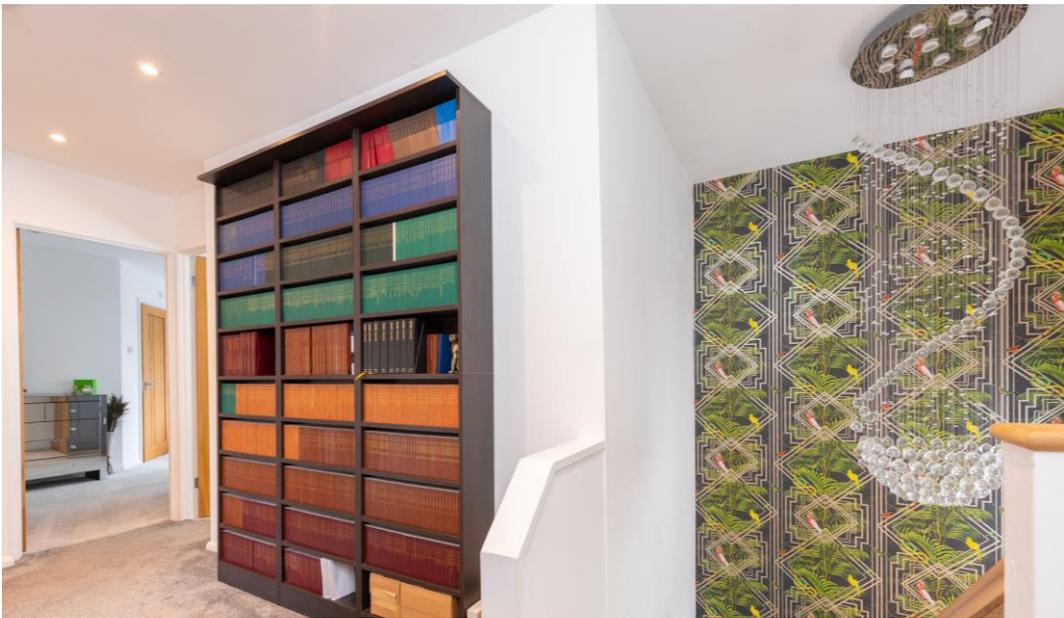
Situated on a highly desirable street within Farnborough Park and just 0.6

Four Double Bedrooms | Four Bathrooms | Open Plan Living | Driveway Parking

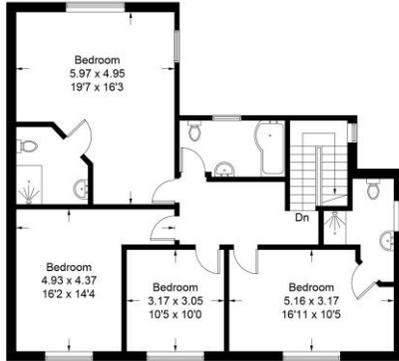
£895,000 | Freehold

Situated on a highly desirable street within Farnborough Park and just 0.6 miles from both Farnborough Mainline & North Stations, this spacious four bedroom detached family home has been extended to provide over 2300 sq ft of living space. Recently refurbished, the property boasts a modern and well-maintained interior. Key features include a generous living area and kitchen which utilises most of the ground floor whilst leaving room enough for a utility room, shower room and spacious entrance hall to great gusts. To the first floor there are two en-suite bathrooms along with a family bathroom to service the four double bedrooms and spacious landing area which provide light throughout the stairwell. With a charming rear garden which boasts a patio'd area, lawn area and timber built BBQ area. Conveniently located near local amenities, schools, parks, and transport links, this property is ideal for families. The motivated seller is ready





Approximate Gross Internal Area
 Ground Floor = 117.1 sq m / 1260 sq ft
 First Floor = 98.3 sq m / 1058 sq ft
 Total = 215.4 sq m / 2318 sq ft



First Floor



Ground Floor



Ashley Road

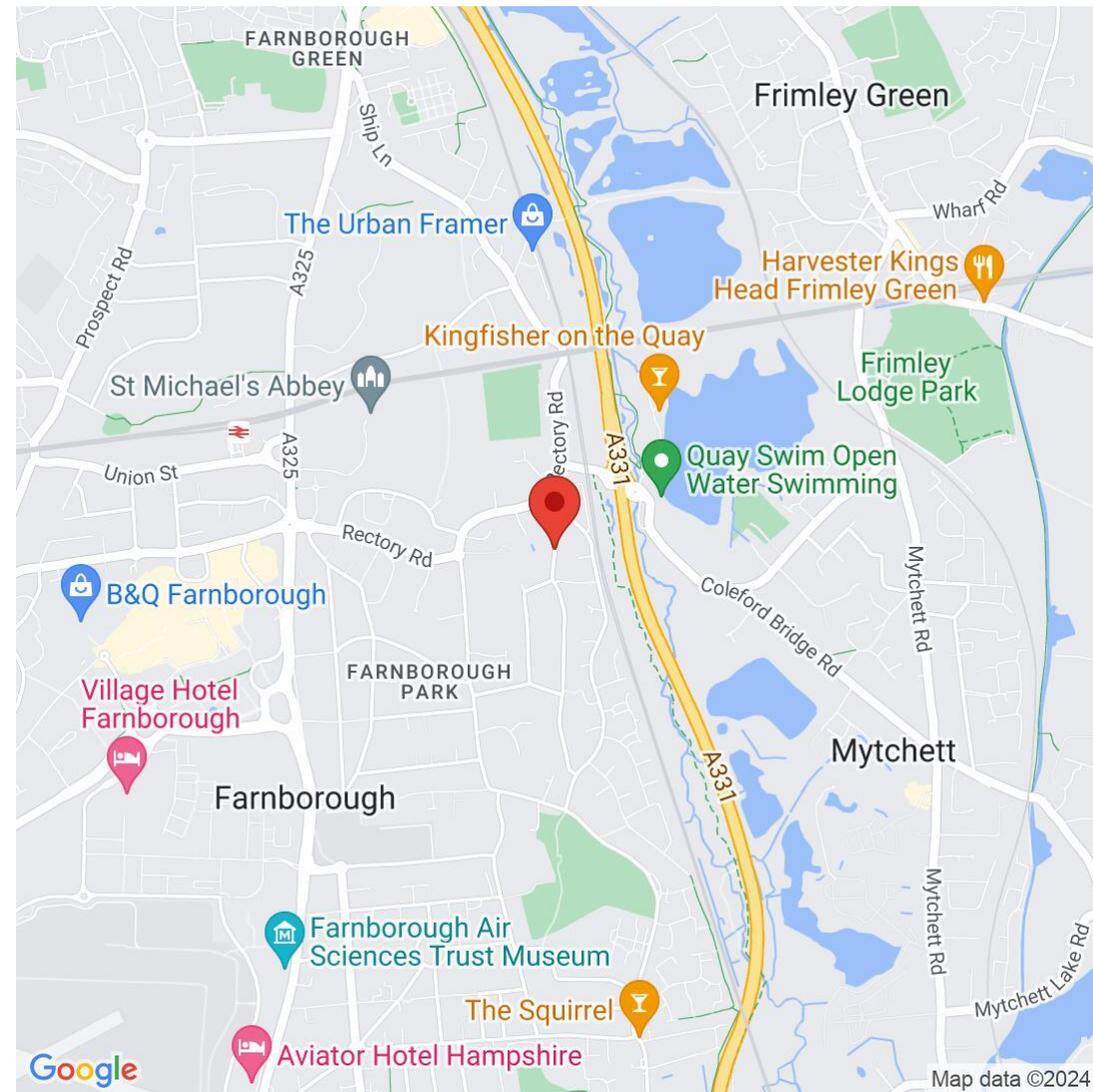
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1054786)

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		
(69-80)	C	75	82
(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	