



Osbornes
Independent estate agents

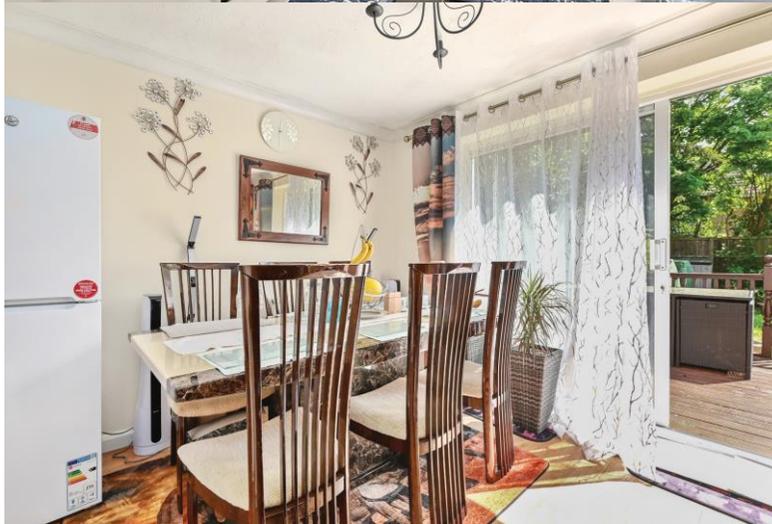
Southern Way | Farnborough

Located in a popular residential area of Farnborough. A well-presented and spacious three-bedroom detached family home offering over 1,170 sq ft of internal accommodation.

Detached | Three Double Bedrooms | Refitted Kitchen | Downstairs Cloakroom | Driveway | No Onward Chain

£530,000 | Freehold

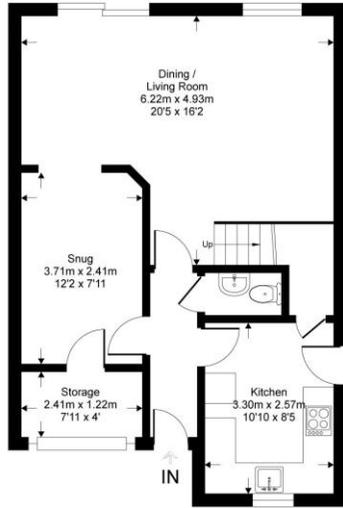
Located in a popular residential area of Farnborough. A well-presented and spacious three-bedroom detached family home offering over 1,170 sq ft of internal accommodation. The property benefits from a versatile layout, modern finishes throughout, and generous outside space, making it ideal for families and those seeking a comfortable, practical living environment. Upon entering, the welcoming hallway leads to a bright and modern kitchen fitted with sleek gloss units, ample worktop space, and integrated appliances. To the rear of the property, the large open-plan living and dining room provides a fantastic space for everyday living and entertaining, with sliding doors opening directly onto a generous raised deck and private, tree-lined garden. A converted garage now offers a flexible additional reception room, perfect for use as a snug, playroom, or home office, and there is also a useful downstairs WC and built-in storage. Upstairs, the accommodation comprises three well-proportioned double bedrooms. The principal bedroom features fitted wardrobes and a stylish en-suite shower room, while the other two bedrooms are served by a modern family bathroom with both a bath and separate shower enclosure. All rooms benefit from good natural light and a neutral decorative finish. Externally, the property offers excellent outdoor space. The rear garden is particularly private and well-maintained, with mature trees, a lawned area, multiple storage sheds, and a spacious deck ideal for al fresco dining. To the front, there is driveway parking for multiple vehicles and potential to add an EV charging point. Southern Way combines space, flexibility, and a prime location, with excellent access to local schools, parks, and transport links. EPC Band: D Council Tax Band: E



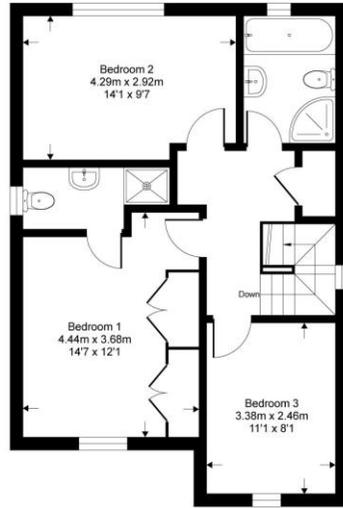


Southern Way

Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft
 Approximate Outbuilding Internal Area = 3.1 sq m / 34 sq ft
 Approximate Total Internal Area = 108.8 sq m / 1172 sq ft



Ground Floor = 51 sqm / 549 sqft



First Floor = 54.7 sqm / 589 sqft



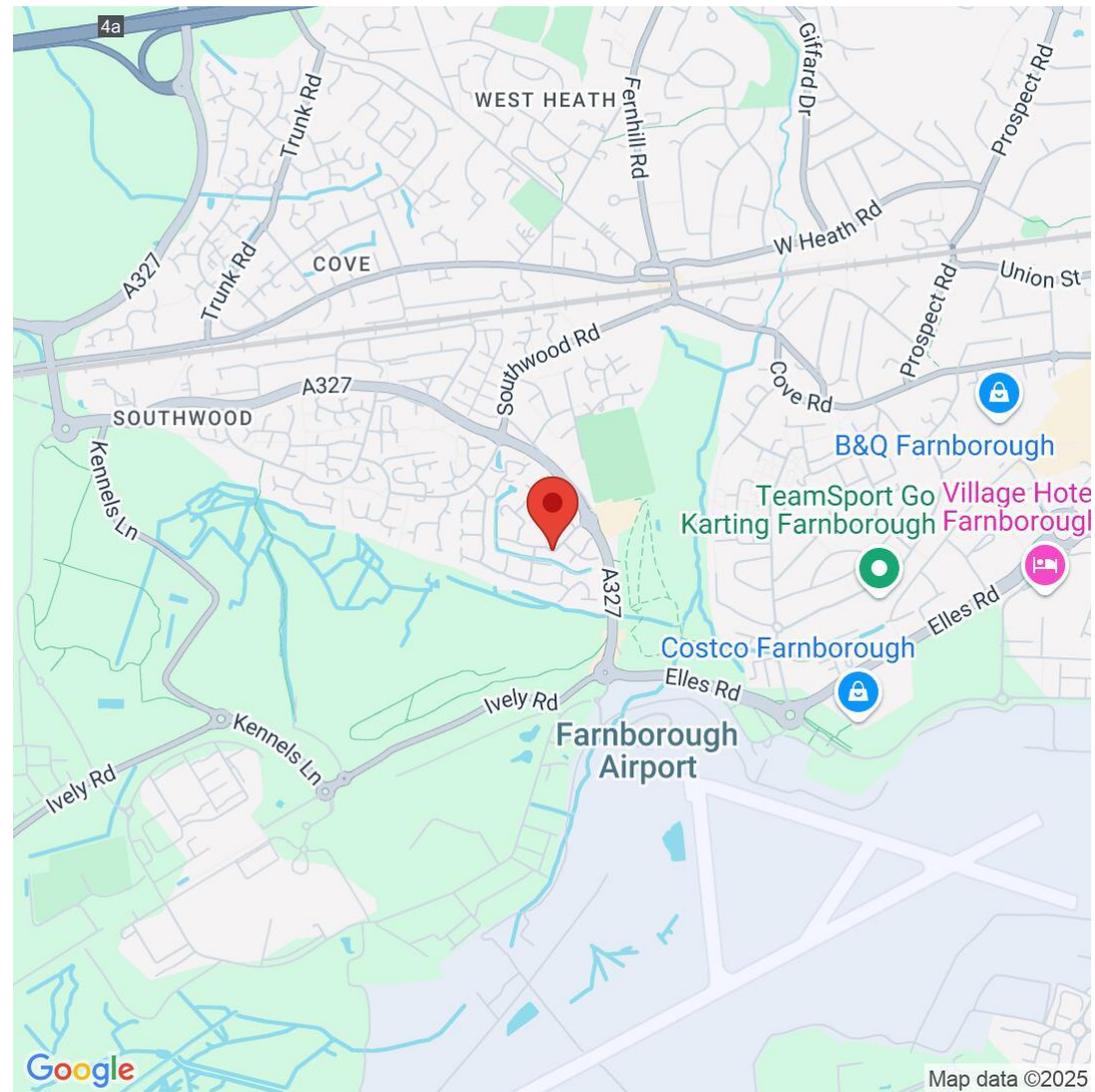
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	