



Osbornes
Independent estate agents

Windsor Road | Farnborough

The current homeowners have undertaken a meticulous restoration, preserving the timeless charm of this residence while seamlessly infusing it with contemporary elements.

Fully Renovated | Character Features | Three Double Bedrooms | Family Bathroom to First Floor | Utility & Shower Room | Available Mid June

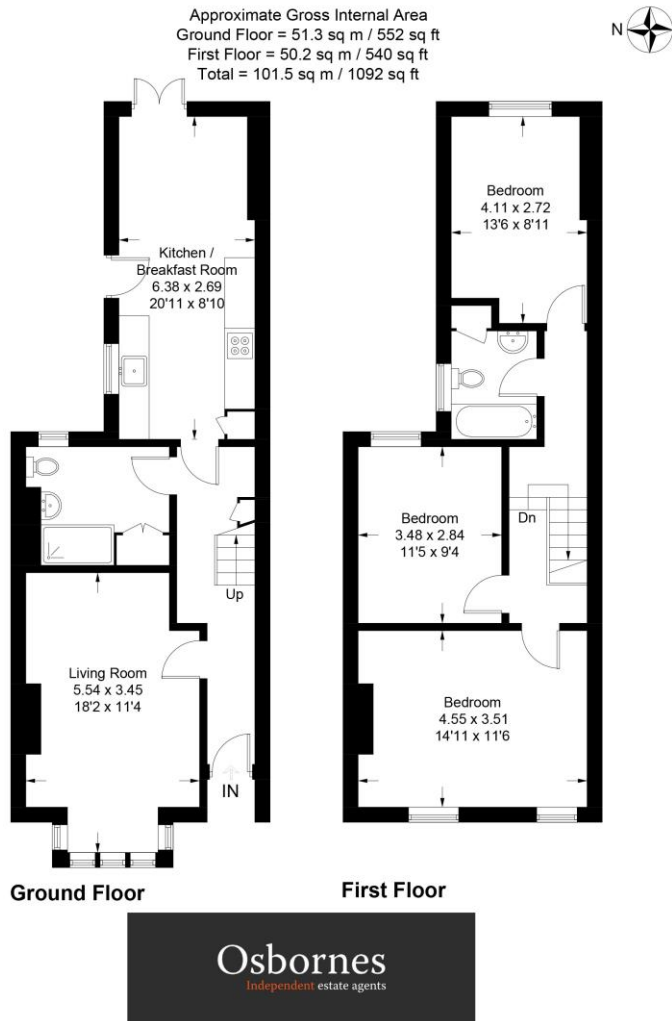
£2,200 per month

The current homeowners have undertaken a meticulous restoration, preserving the timeless charm of this residence while seamlessly infusing it with contemporary elements. Approaching the property, one is greeted by a front garden adorned with elegant iron railings and a Victorian-style tiled path that gracefully guides you to the entrance. As you step inside, the original character of the home unfolds, with the eye-catching Herringbone wood flooring running throughout the ground floor. The living room, once two distinct spaces, has been thoughtfully merged into one, creating a spacious and inviting environment. It boasts remarkable features like a bay window, a classic fireplace, and ornate cornicing, adding to the home's unique character. The modern shaker-style kitchen is not only visually appealing but also highly functional, featuring a Smeg range cooker and integrated Neff dishwasher. The property's history includes a double-story extension that has now become a welcoming dining area, complete with patio doors that connect seamlessly with the garden, allowing abundant natural light to flood the space. Outside, a serene patio area offers the perfect setting for a morning coffee or a relaxed evening with a refreshing gin and tonic. It overlooks a beautifully manicured garden and lawn. This space is versatile, with a concrete base, power connections, and internet access, making it ideal for crafting a home office or a comfortable retreat. The utility room, designed for convenience, accommodates standard appliances such as a washing machine and tumble dryer. Notably, it also features a shower cubicle, a WC, and a washbasin, enhancing the property's functionality. Moving upstairs, you'll discover the family bathroom, which showcases a brand-new three-piece bathroom suite, including a shower over the bath, alongside a modern central heating boiler. Three generously proportioned double bedrooms and a landing with a striking feature balustrade complete the upper level of this remarkable home. Located in the popular area of South Farnborough, this property is within easy reach of local amenities, Outstanding-rated schools, and convenient transport links into London and other major hubs, making it an ideal home for families and



professionals alike. Council Tax Band E - EPC Band D
Deposit Amount £2,538.46





Windsor Road

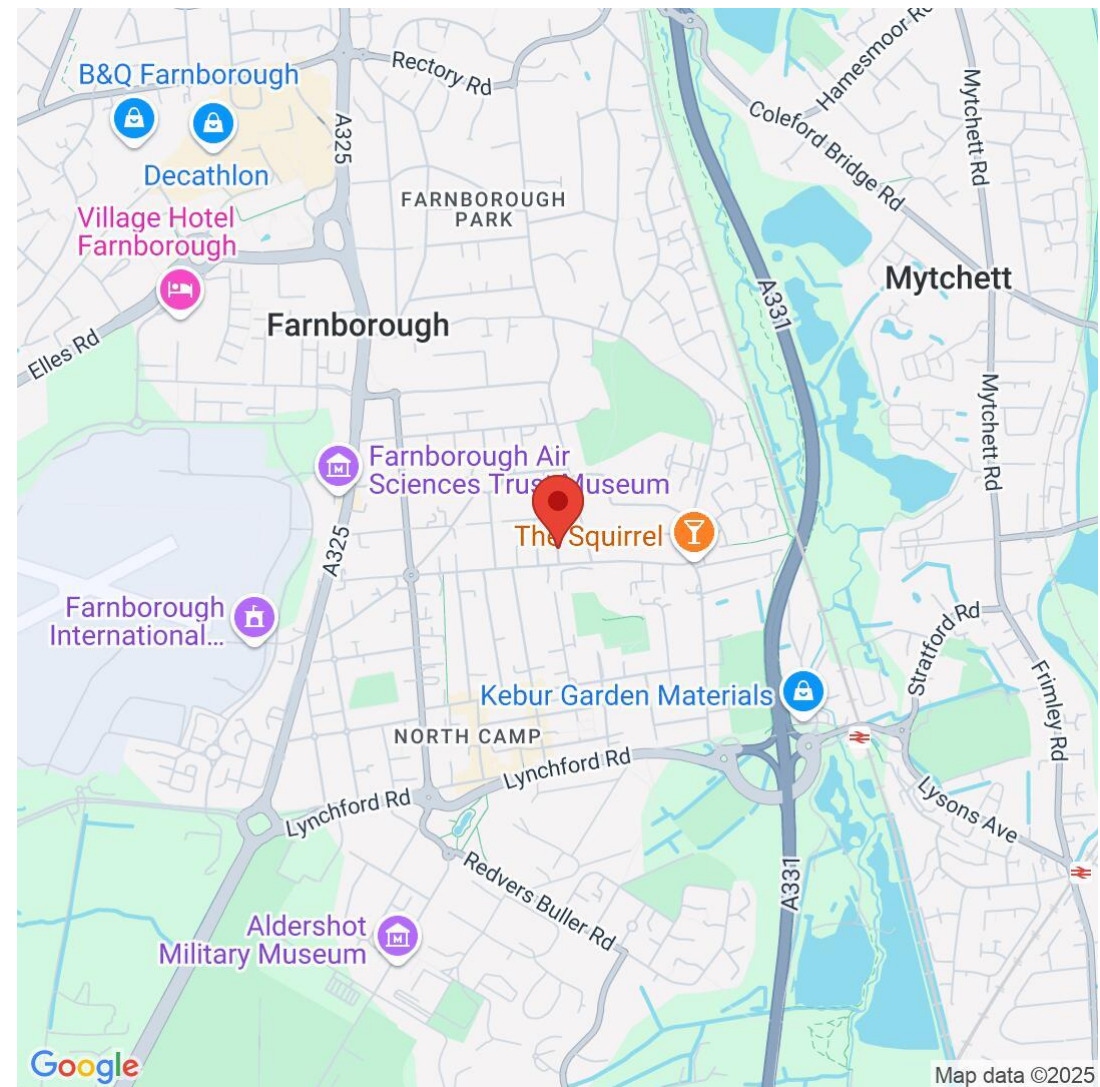
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1004055)

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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		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		