



**Osbornes**  
Independent estate agents

Marwood Place  
Alexandra Road | Farnborough



# Wheelchair-Friendly Two Bedroom Bungalow - Quiet Cul-de-Sac Setting.

## Tucked away in the highly regarded Marwood Place, just off Alexandra Road.

Bungalow | Two Double Bedrooms | Separate Kitchen | Two Car Parking | Semi-Detached | Wheelchair Friendly

**Offers in Excess of £350,000 | Freehold**

Rarely Available Two Bedroom Wheelchair-Friendly Bungalow – Quiet Cul-de-Sac Setting  
Tucked away in the highly regarded Marwood Place, just off Alexandra Road, this modern and well-maintained two-bedroom bungalow offers fully accessible, step-free living in a peaceful yet central location.

Designed with practicality and comfort in mind, it's ideal for downsizers, retirees, or anyone requiring single-level accommodation with wheelchair access. Occupying a generous plot with allocated parking directly in front, the home welcomes you with a wide entrance hallway and a bright, well-proportioned living room featuring French doors opening out to a beautifully landscaped, low-maintenance garden. The kitchen is stylish and modern with high-gloss units, quality worktops, integrated oven and hob, and space for white goods and a breakfast table. Two bedrooms – one larger double and a smaller double – are serviced by a spacious bathroom with a shower over bath, heated towel rail, and neutral tiling.

Attractively landscaped private rear garden with patio and slate features. Double glazing & gas central heating. Small, quiet development close to local amenities. Located within easy reach of Farnborough town centre, shops, doctors' surgeries, and excellent transport links including Farnborough Main station, this superb bungalow blends ease of living with superb convenience.

Council Tax Band B £1721pa - EPC Band C - Service Charge £100pa



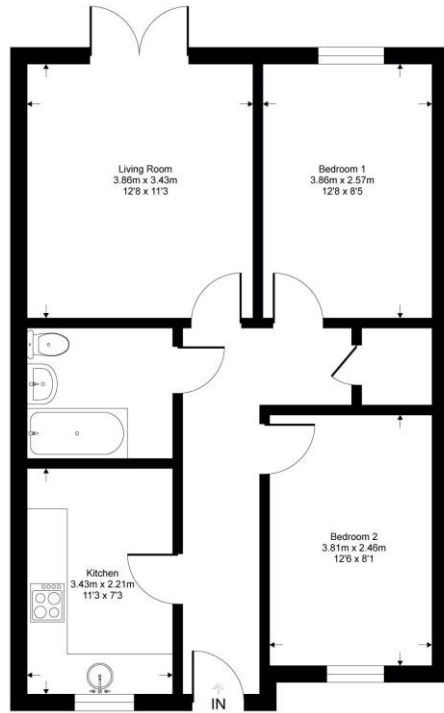




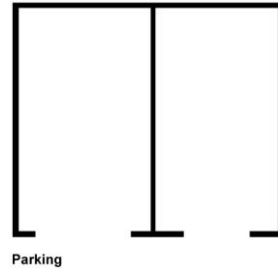


## Marwood Place

Approximate Gross Internal Area = 57.6 sq m / 621 sq ft (excludes parking space)



Ground Floor = 57.6 sqm / 621 sqft



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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

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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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC