



Osbornes
Independent estate agents

Corfe Way | Farnborough

Set in the popular Sycamore Park development is this smart three-bedroom detached home that has been extended and opened up to suit modern family life.

Detached | Three Bedrooms | Downstairs Cloakroom | Modern Kitchen | Modern Bathroom | Home Office

£525,000 | Freehold

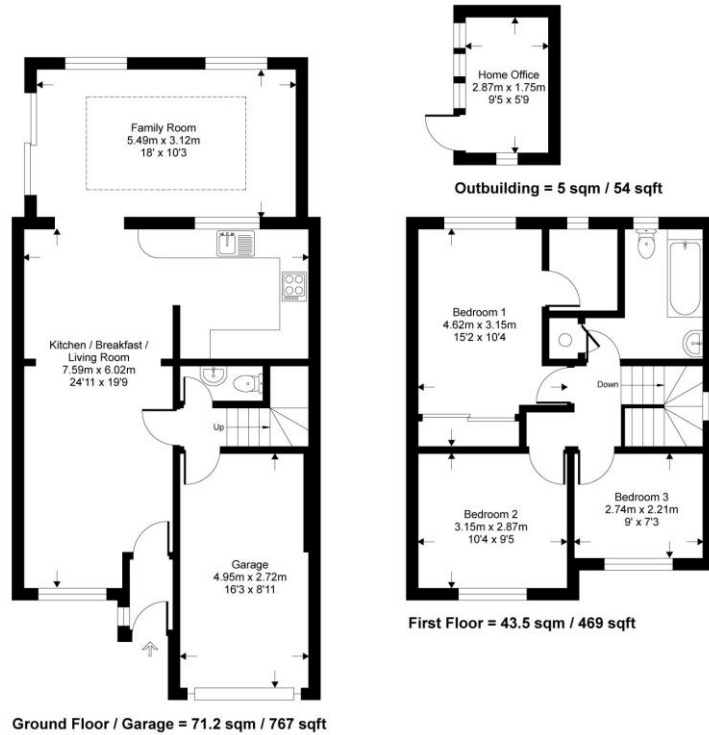
Set in the popular Sycamore Park development is this smart three-bedroom detached home that has been extended and opened up to suit modern family life. A welcoming hall flows into a full-length open-plan kitchen, dining and living area fitted with contemporary shaker cabinetry and warm woodblock worktops, with excellent preparation space around the gas hob and oven. Beyond this, a superb family room forms the heart of the house; flooded with natural light from a large lantern roof and dual-aspect windows, it creates an easy, sociable space for everyday living and entertaining with views over the garden. There is also a downstairs cloakroom for convenience. Upstairs there are three well-proportioned bedrooms, including a generous main bedroom with walk in wardrobe (previously an ensuite with all pipework in place to convert back with ease) a further double and a comfortable single/child's room. The stylish family bathroom has metro tiling, patterned flooring and a crittall-style shower screen over the bath, complemented by a modern vanity unit. Outside, the rear garden is arranged for low-maintenance enjoyment with a broad patio, level lawn and raised planters, all enclosed by modern fencing with side access. A contemporary garden room—currently used as a home office/gym—provides quiet, flexible workspace away from the main house. To the front there is driveway parking and an integral garage for storage. Corfe Way is well placed for local schools, parks and everyday amenities, with convenient access to Farnborough Main station and major routes including the M3 and A331—making this a turn-key home with excellent everyday convenience. EPC Band: C Council Tax Band: D





Corfe Way

Approximate Gross Internal Area = 101.3 sq m / 1091 sq ft
 Approximate Garage Internal Area = 13.4 sq m / 145 sq ft
 Approximate Outbuilding Internal Area = 5 sq m / 54 sq ft
 Approximate Total Internal Area = 119.7 sq m / 1290 sq ft



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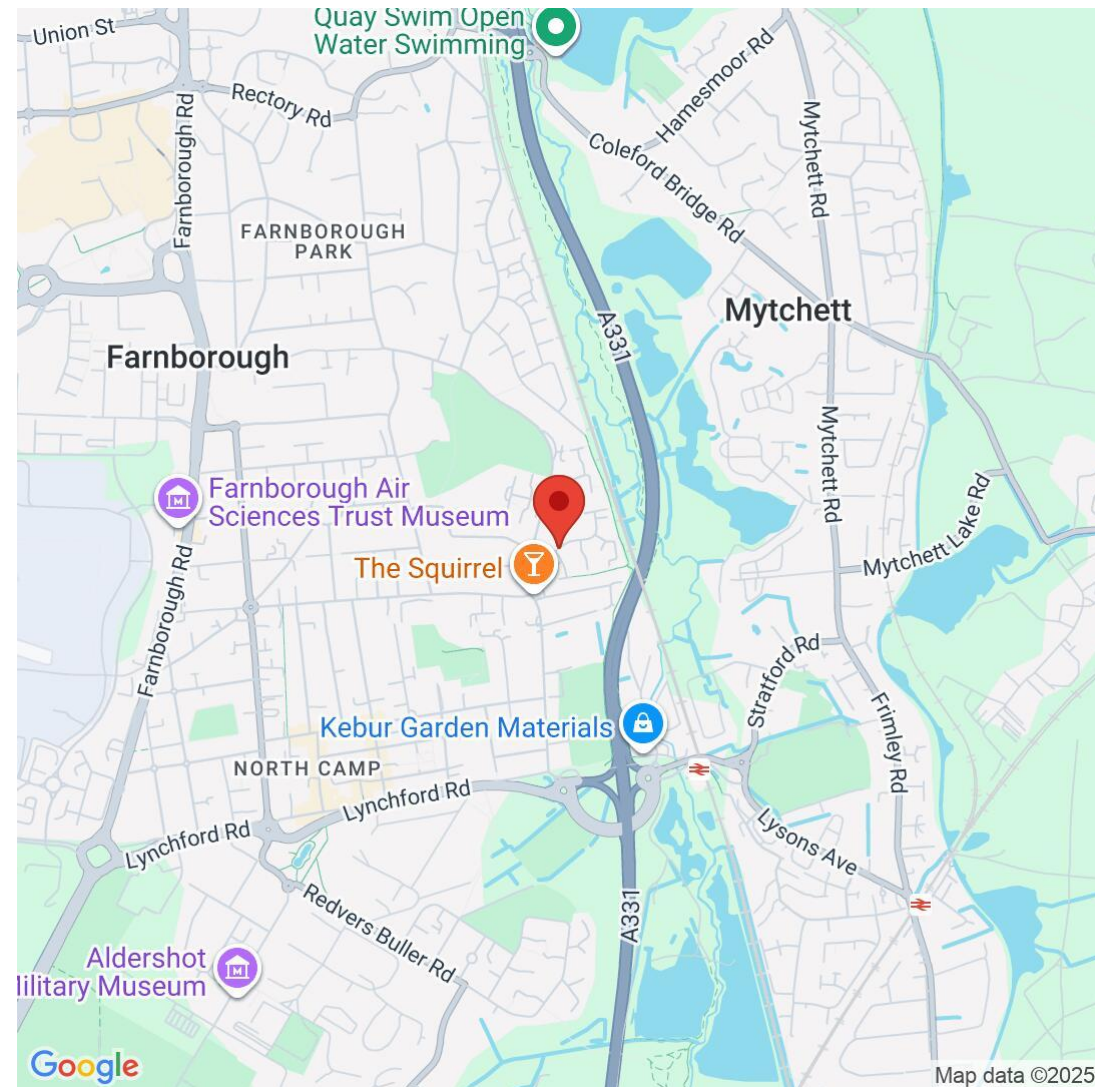
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Osbornes Estate Agents

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		83
(69-80) C	71	
(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		