



Osbornes
Independent estate agents

Old Rectory Gardens |
Farnborough

A WELL PRESENTED DETACHED FAMILY HOME in the fringes of Farnborough Park.

Detached | Modern Kitchen | Modern Bathroom | Off Street Parking | Enclosed Rear Garden | Cul-de-sac location

£2,400 per month

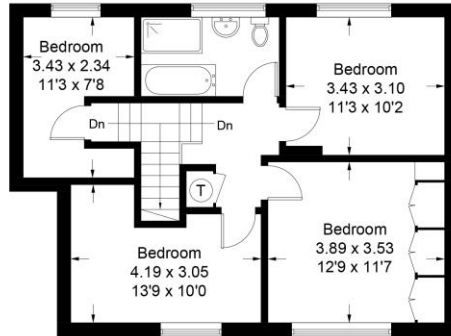
A WELL PRESENTED DETACHED FAMILY HOME in the fringes of Farnborough Park. The property consists of a spacious modern kitchen with appliances, 2 large reception rooms one with wood burning stove, there is a cloakroom with shower and an integrated garage. Upstairs to four bedrooms and a family bathroom which includes shower cubicle and bath. Outside there is an enclosed rear garden and off street parking. Within a short distance of town centre and ideally placed for local primary, junior and secondary schools and offers commuter access via the A331 (serving the M3 and A3). North Farnborough railway station is a short distance away giving access to Reading and Gatwick via Guildford and Farnborough main line station, with direct access to Waterloo in 37 minutes is 1.24 miles. Available April. Council Tax Band : EPC : D Holding Fee : £553.85 Deposit : £2769.23



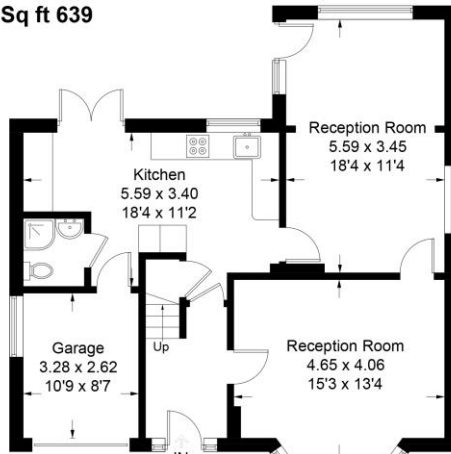


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Approximate Gross Internal Area Total = 132.7 sq m / 1428 sq ft
(Including Garage)



First Floor
Sq ft 639



Ground Floor
Sq ft 789 (Including Garage)

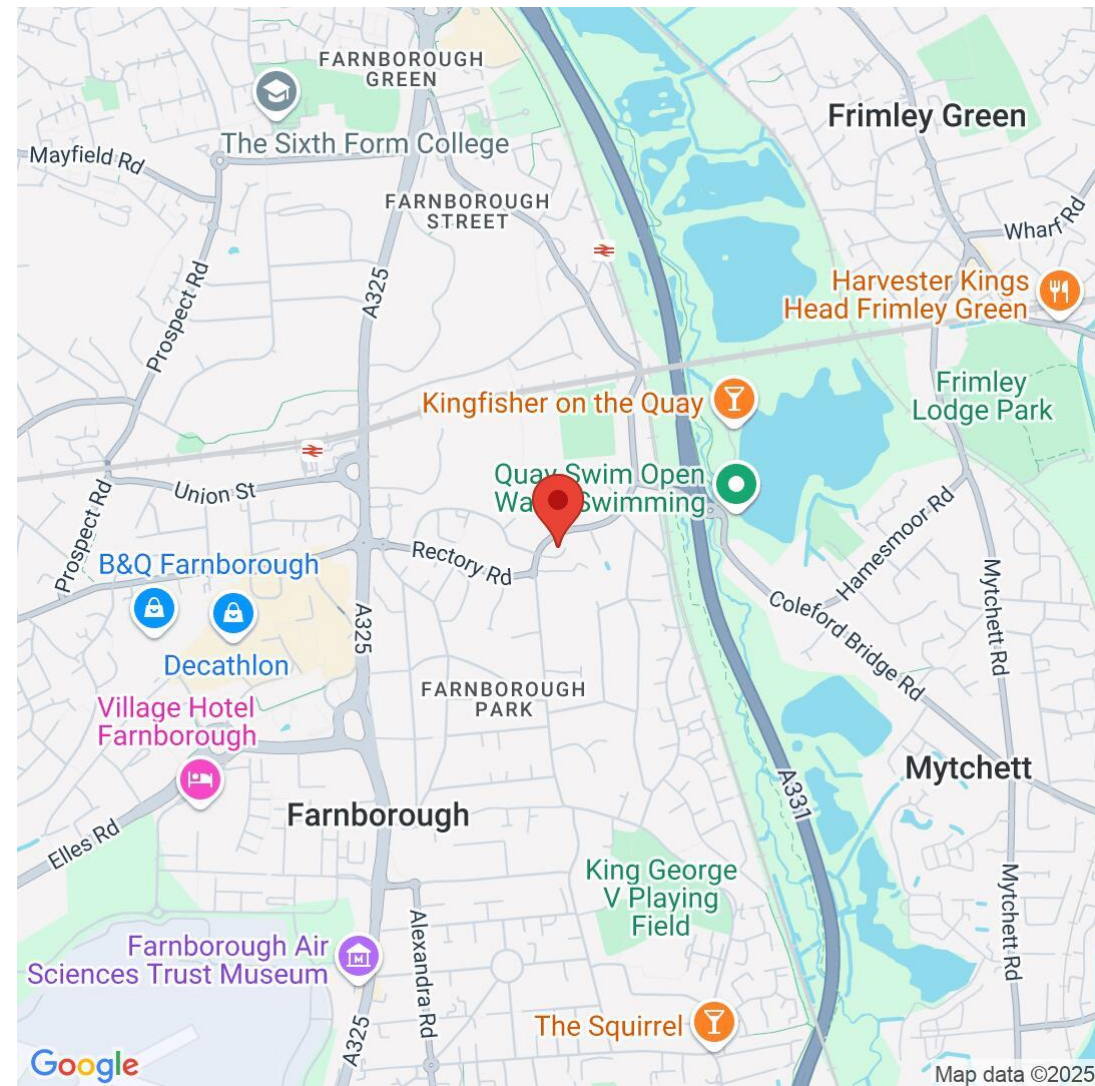
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Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID395737)

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.