



Osbornes
Independent estate agents

Cheyne Way | Farnborough

Positioned in a quiet and sought-after cul-de-sac within easy reach of local schools and parks, this beautifully presented three-bedroom semi-detached family home.

Three Bedrooms | Semi-Detached | Larger than Average Garden | Larger than Average Garage | Lounge/Diner | Conservatory

Offers in excess of £430,000 | Freehold

Positioned in a quiet and sought-after cul-de-sac within easy reach of local schools and parks, this beautifully presented three-bedroom semi-detached family home offers bright, contemporary interiors, generous living space, and a large garden ideal for entertaining.

The property features a welcoming entrance hall leading through to an impressive open-plan living and dining room with solid wood flooring, tasteful décor, and a feature fireplace wall. French doors open through to a spacious conservatory, creating a wonderful flow of natural light and additional reception space overlooking the garden.

The modern kitchen has been recently fitted with sage green shaker-style units, brass fittings, integrated appliances, and patterned tiled flooring that adds real character. A side door leads conveniently to the patio and garden area.

Upstairs, the home offers three well-proportioned bedrooms - two generous doubles and a comfortable single - all finished with stylish décor and large windows providing plenty of natural light. The family bathroom is modern and fully tiled, featuring a white suite with rainfall shower over the bath.

Externally, the property enjoys a private and well-maintained rear garden with a large patio area ideal for outdoor dining, a lawn with established borders, and access to a detached garage and workshop providing excellent storage or hobby space. To the front, the home sits behind a neat lawned frontage and benefits from a pleasant outlook over a green.

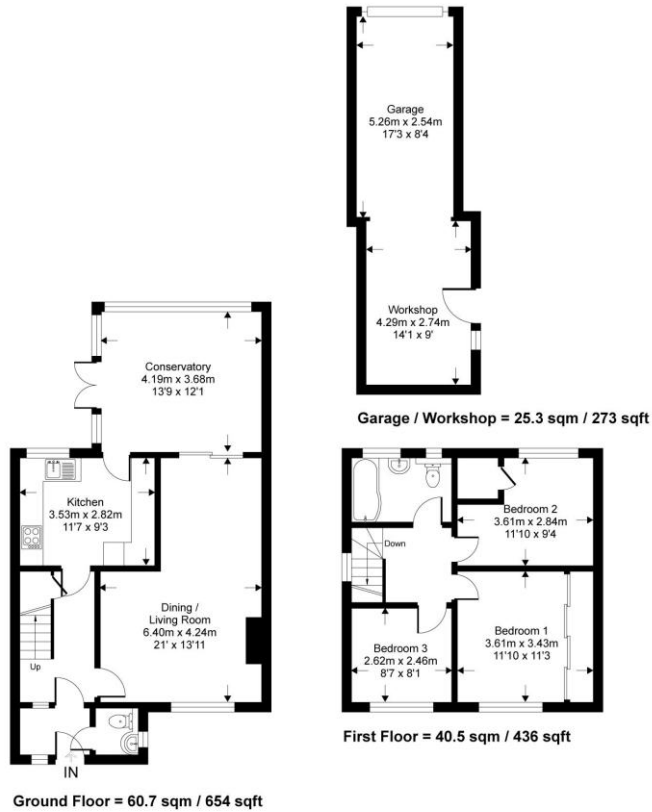
Council Tax Band D - EPC Band C





Cheyne Way

Approximate Gross Internal Area = 101.2 sq m / 1090 sq ft
 Approximate Garage / Workshop Internal Area = 25.3 sq m / 273 sq ft
 Approximate Total Internal Area = 126.5 sq m / 1363 sq ft



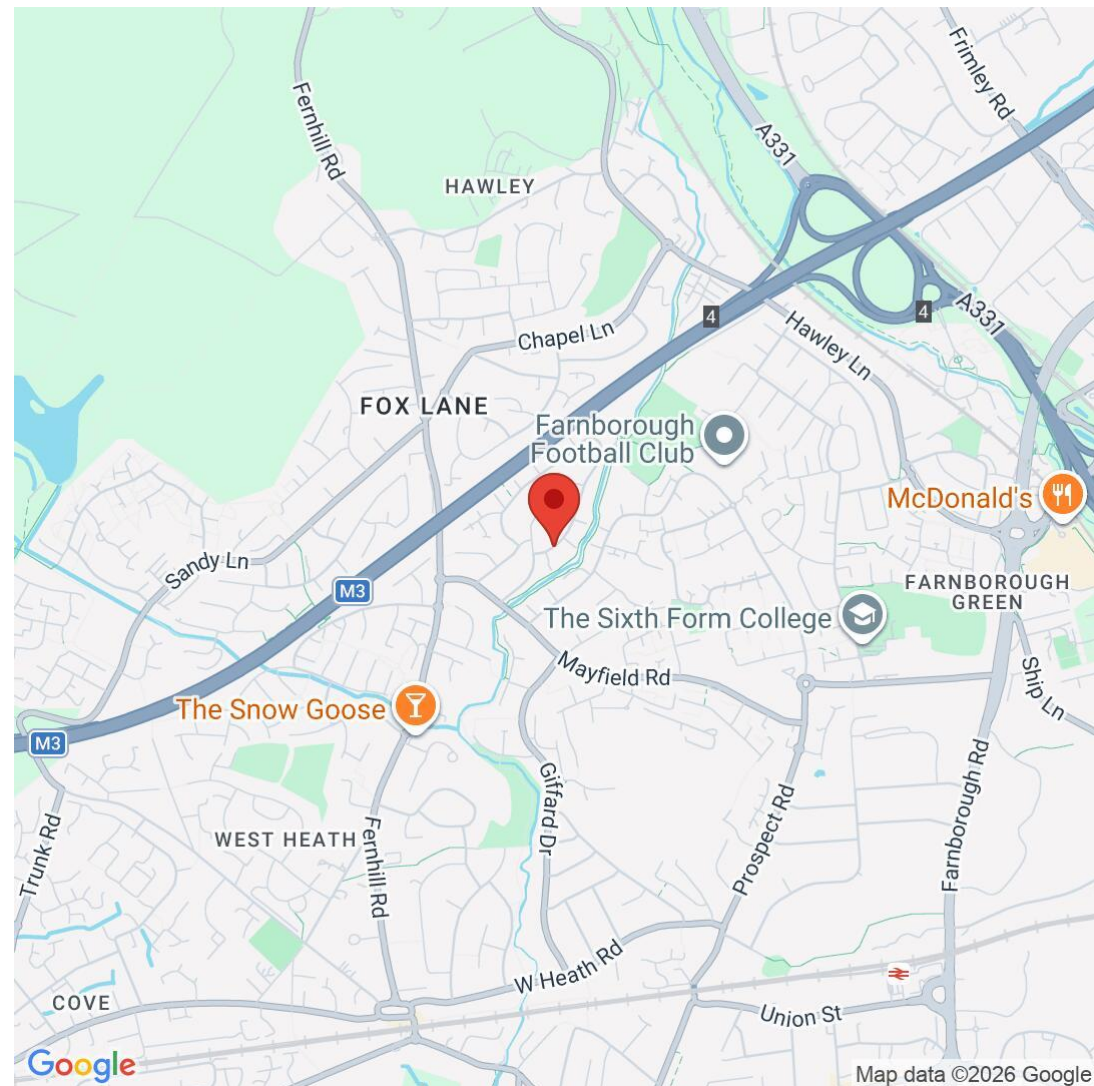
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	78
England, Scotland & Wales		EU Directive 2002/91/EC	