



**Osbornes**  
Independent estate agents

Peabody Road | Farnborough



# **NO ONWARD CHAIN - Welcome to Westcliffe Cottage, a charming and characterful three-bedroom detached period home, which dates back to 1875.**

No Onward Chain | Three Double Bedrooms | One Reception Rooms | Garage | Driveway | Newly Renovated

**Offers in excess of £425,000 | Freehold**

NO ONWARD CHAIN - Welcome to Westcliffe Cottage, a charming and characterful three-bedroom detached period home, which dates back to 1875. Beautifully presented throughout and newly renovated, delightful property is full of warmth and personality, with original red brickwork, a pretty pitched porch, and sash-style windows that create instant kerb appeal. Situated on the sought-after Peabody Road in Farnborough, the cottage offers the perfect blend of timeless charm and practical family living. Inside, the home is thoughtfully laid out and full of natural light. The spacious living room features a dual-aspect design and flows seamlessly into a dining area that looks out onto the garden. An additional Reception Room which is currently used as a third bedroom. The kitchen is well-equipped with ample cupboard space, dual ovens, and views over the rear garden. The décor throughout the home is eclectic and full of character.

Council Tax Band D £2213 - EPC Band D



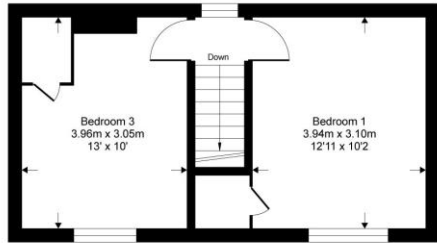




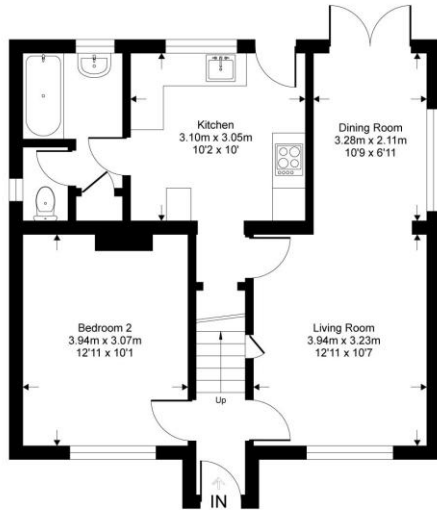


## Peabody Road

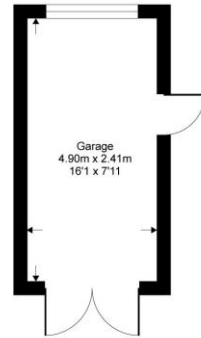
Approximate Gross Internal Area = 85.4 sq m / 920 sq ft  
Approximate Garage Internal Area = 11.7 sq m / 127 sq ft  
Approximate Total Internal Area = 97.1 sq m / 1047 sq ft



First Floor = 29.6 sqm / 319 sqft



Ground Floor = 55.8 sqm / 601 sqft



Garage = 20.1 sqm / 127 sqft

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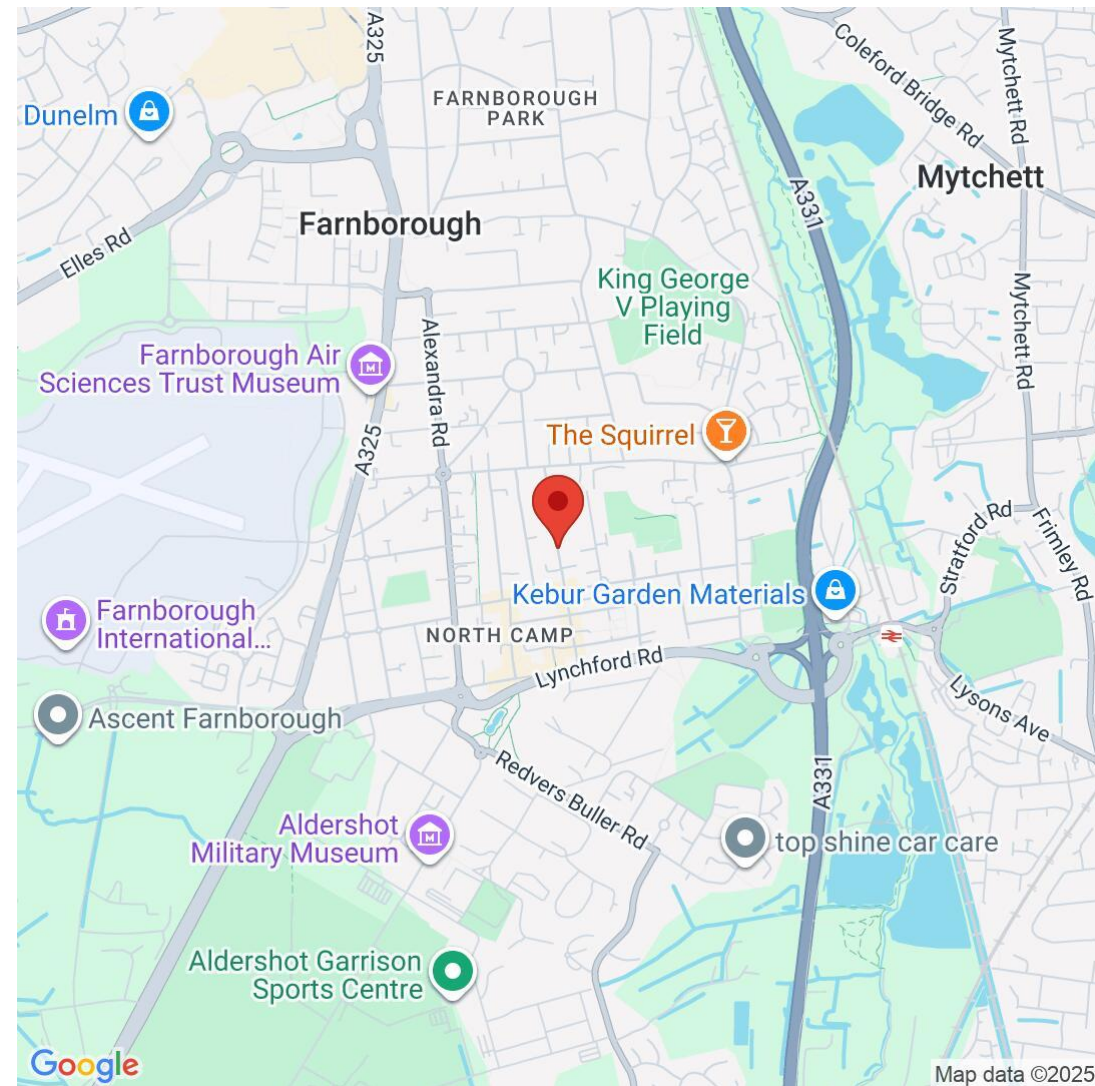
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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		