



**Osbornes**  
Independent estate agents

York Road | Farnborough

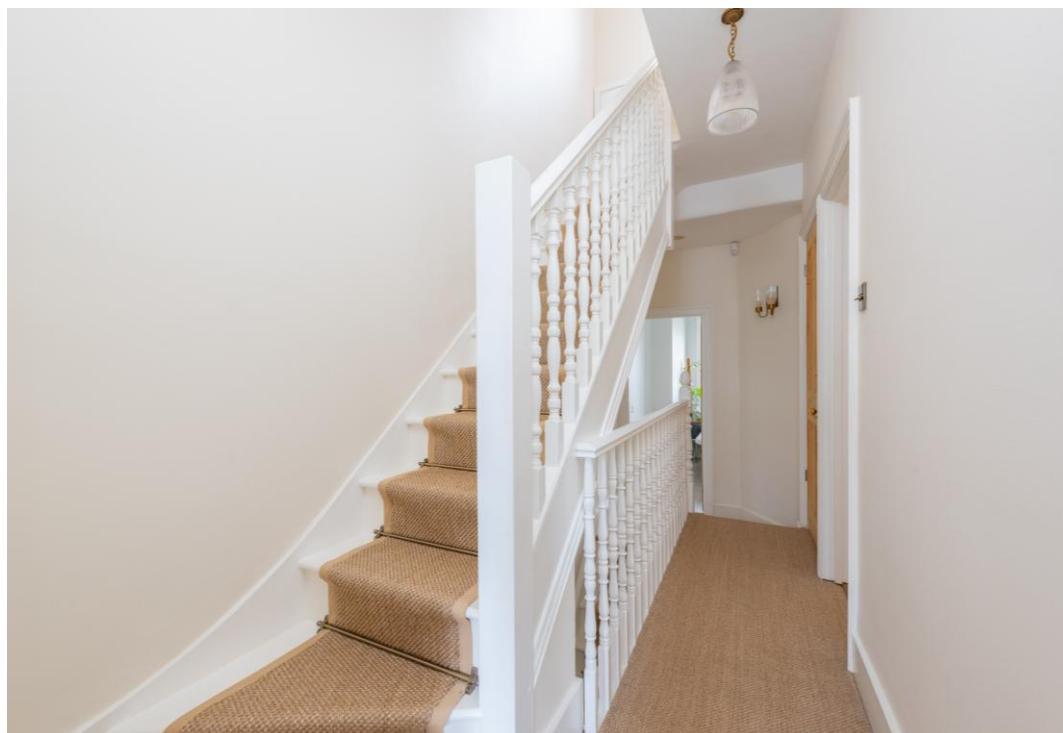
# A stunning Victorian three bedroom semi detached house situated in the desirable area of South Farnborough

Semi Detached | Three Bedrooms | Two Reception Rooms | Modern Shaker Kitchen | Modern Bathroom | Landscaped Rear Garden

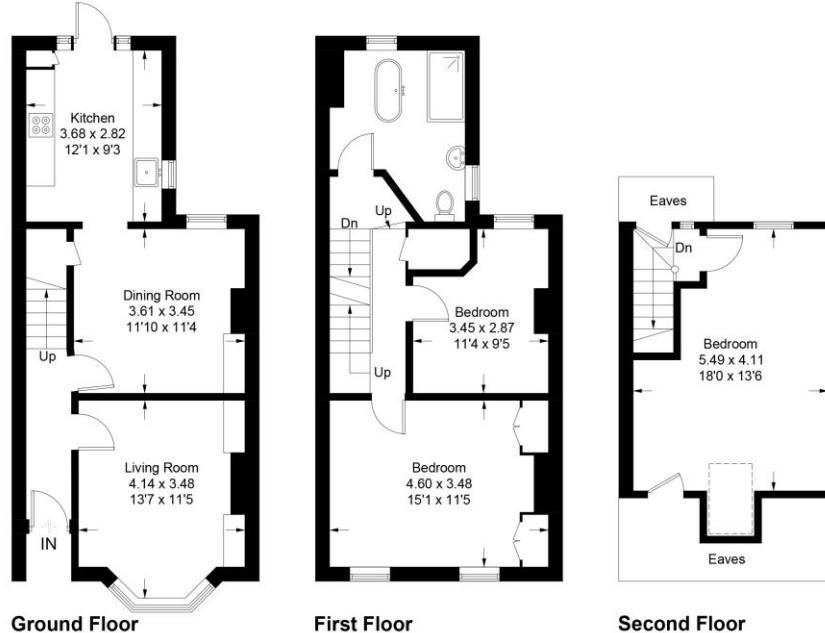
**Offers in excess of £475,000 | Freehold**

A stunning Victorian three bedroom semi detached house situated in the desirable area of South Farnborough. As you enter the property, you are greeted by a bright hallway with decorative ceiling arch and stripped wooden floor, leading to a modern and stylish living room with a feature fireplace and bay window with wooden plantation shutters. The dining area is perfect for entertaining guests, with a built in drinks cupboard and shelving over. The modern shaker kitchen with wood block work surfaces and inset butler sink are in keeping with the character of the home along with the feature stained glass window and door offering direct access to the private rear garden. To the first floor you will find two well proportioned bedrooms both flooded with natural light. The principle bedroom benefits from a feature fireplace with two built in wardrobes to either side along with wooden plantation shutters to the double windows. The modern bathroom benefits from being dual aspect featuring a freestanding roll top bath and separate walk in double shower. The second floor features a large bedroom with access to eves storage. Externally, the property offers a landscaped rear garden with patio that is ideal for outdoor entertaining or relaxing. The garden is fully enclosed with gated side access. Located in South Farnborough set in an ideal location for the commuter with excellent bus routes, rail, road and general transport networks; Farnborough mainline station will take you into London Waterloo in under 40 minutes and there is access to the M3 bringing Farnham, Fleet, Basingstoke and Camberley within easy reach. EPC Band: D - Council Tax Band: C





Approximate Gross Internal Area  
 Ground Floor = 43.6 sq m / 469 sq ft  
 First Floor = 43.3 sq m / 466 sq ft  
 Second Floor = 23.5 sq m / 253 sq ft  
 Total = 110.4 sq m / 1188 sq ft



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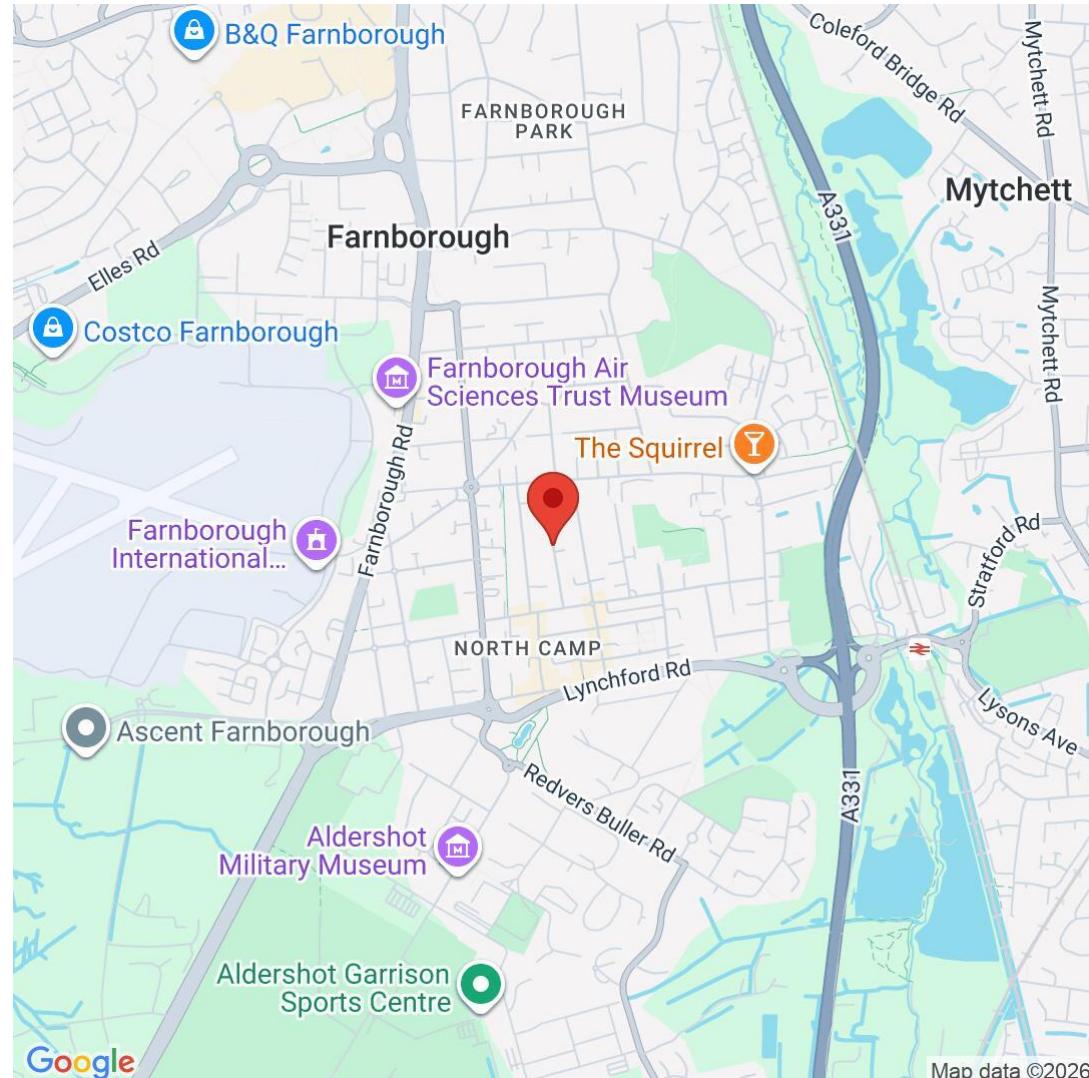
Illustration for identification purposes only, measurements are approximate,  
not to scale. FloorplansUsketch.com © 2023 (ID946223)

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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		85
(81-91)	B		87
(69-80)	C		
(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	