



Osbornes
Independent estate agents

Dart Road | Farnborough

A well-presented three bedroom family home offering generous living space of approximately 1,026 sq ft, situated in a popular residential location in Farnborough.

Three Bedrooms | Spacious Lounge/Diner | Modern Kitchen | Modern Bathroom | Enclosed Rear Garden | Off Street Parking

£400,000 | Freehold

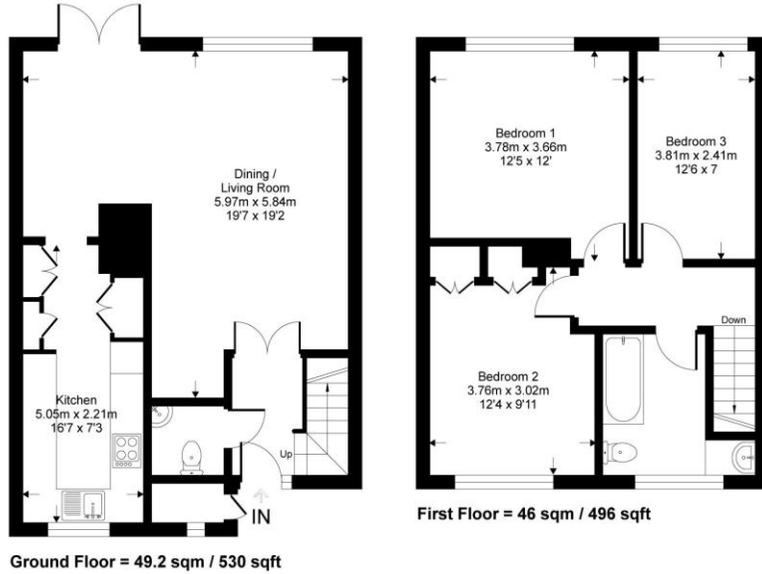
A well-presented three bedroom family home offering generous living space of approximately 1,026 sq ft, situated in a popular residential location in Farnborough. The ground floor features an entrance hall with downstairs cloakroom, a modern fitted kitchen with ample worktop and cupboard space, and a superb open plan living/dining room extending across the rear of the property. This bright and versatile space provides plenty of room for both seating and dining, with doors opening directly onto the rear garden, making it ideal for everyday family life and entertaining alike. Upstairs, the property offers three good size bedrooms and a family bathroom fitted with a white suite. The overall accommodation is well balanced and practical, making it well suited to first time buyers, growing families or those looking to upsize. Outside, the property benefits from driveway parking to the front and an enclosed rear garden which is mainly laid to lawn with patio area and useful storage shed. Conveniently positioned for local schools, shops and everyday amenities, while also offering good access to Farnborough town centre, mainline stations and major road links including the A331 and M3. A spacious and well-maintained home in a convenient setting, viewings are highly recommended. Council Tax Band: C EPC Band: C





Dart Road

Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft



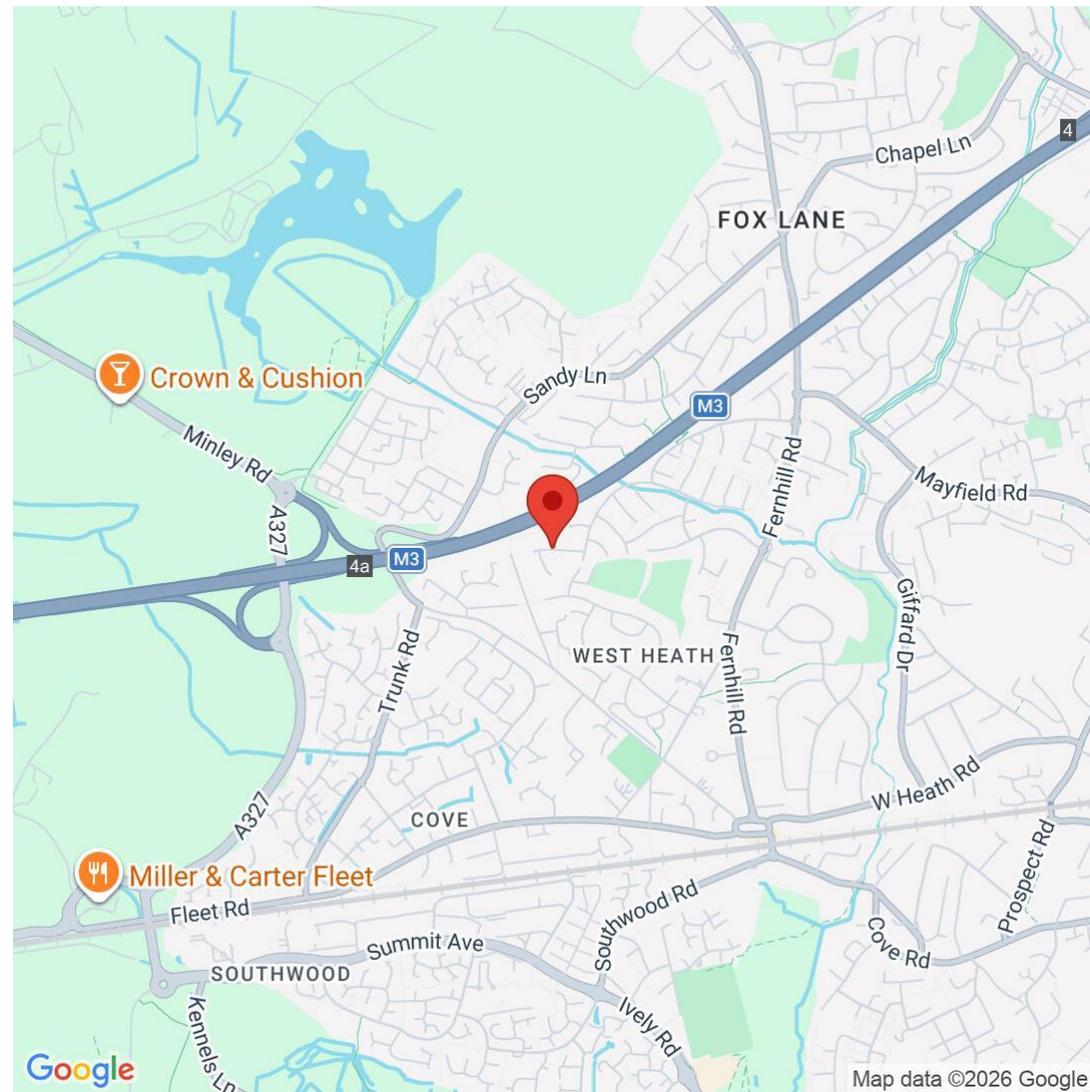
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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)	A		
(81-91)	B		87
(69-80)	C	76	
(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	