



Osbornes
Independent estate agents

York Road | Farnborough

The ground floor opens into a spacious open-plan living/dining room, creating an excellent social space with defined areas for relaxing and entertaining.

Semi Detached | Two Double Bedrooms | Lounge/Diner | Modern Kitchen | Modern Bathroom | Landscaped Rear Garden & Garden Room

Offers in excess of £375,000 | Freehold

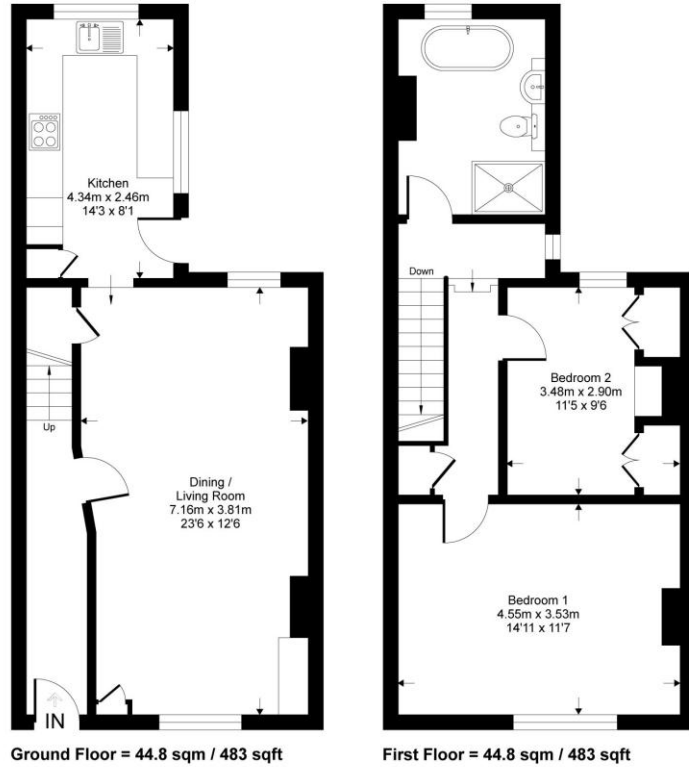
The ground floor opens into a spacious open-plan living/dining room, creating an excellent social space with defined areas for relaxing and entertaining. The room is tastefully decorated, with a feature panelled wall, modern flooring and a bright, welcoming feel. To the rear, the kitchen has been updated in a contemporary style, offering a range of white units, wood-effect work surfaces, integrated oven, hob, extractor and space for appliances, with views over the rear garden. Upstairs, there are two well-proportioned bedrooms. The main bedroom is a generous double with a light, airy feel, while the second bedroom is also a good size with fitted wardrobes. The bathroom is a particular feature of the home, fitted with a freestanding bath, separate shower enclosure, vanity unit and modern tiling. Externally, the property offers a low-maintenance frontage with pathway to the front door. The rear garden has been thoughtfully landscaped, with a patio seating area, artificial lawn, mature planting and a further decked area. To the rear of the garden is a timber garden room, currently used as a home office/gym space, providing excellent flexibility for those working from home or needing additional hobby space. The property has an approximate gross internal area of 89.7 sq m / 966 sq ft and is presented in very good order throughout. 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





York Road

Approximate Gross Internal Area = 89.7 sq m / 966 sq ft



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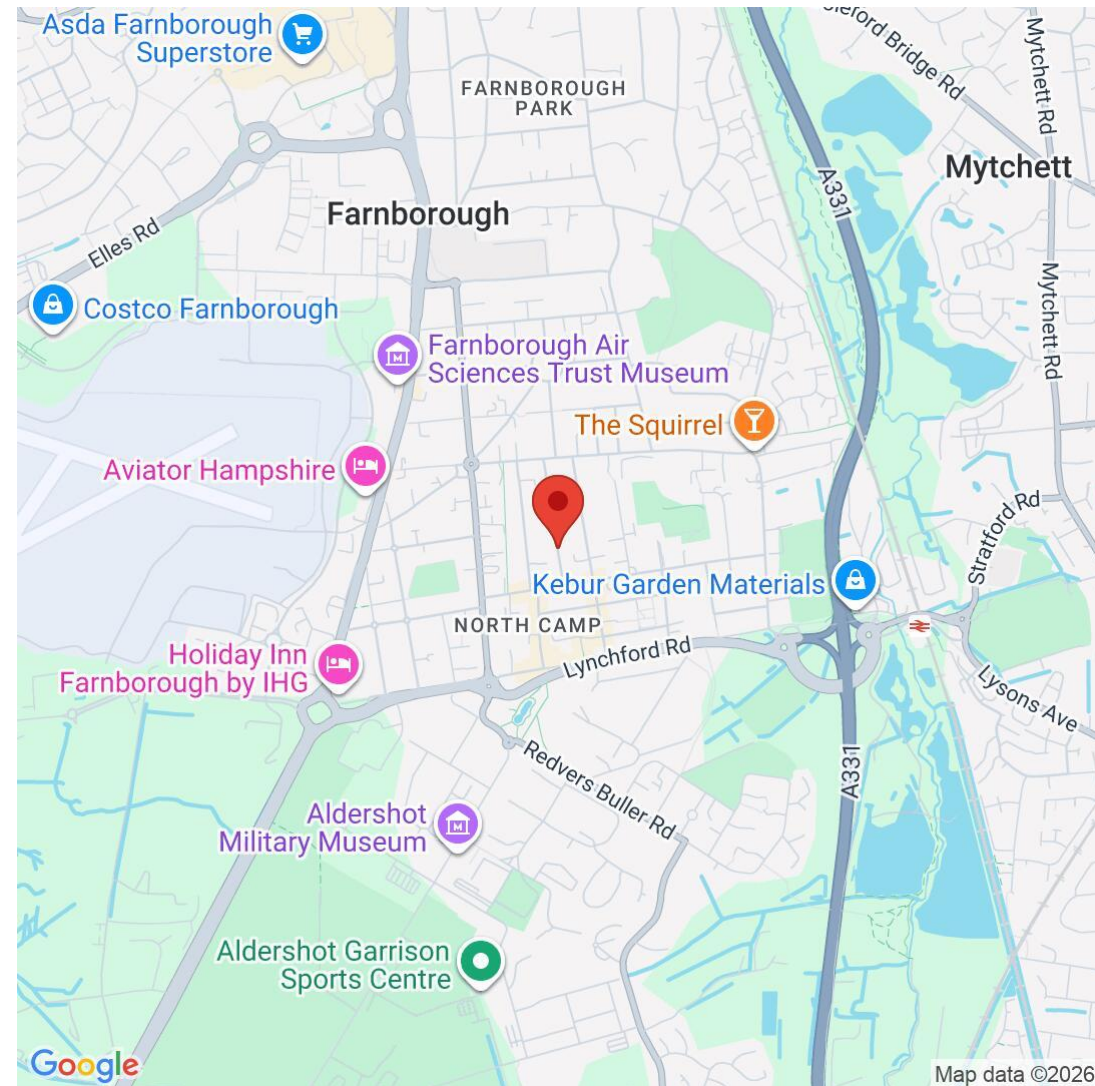
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		