



**Osbornes**  
Independent estate agents

York Road | Farnborough



# A spacious and well-proportioned three-bedroom detached bungalow offering approximately 1,062 sq. ft.

Bungalow | Driveway Parking | Suitable for Caravan Storage | Three Bedrooms | Garden Office/Summer House | Garage

**£525,000 | Freehold**

A spacious and well-proportioned three-bedroom detached bungalow offering approximately 1,062 sq. ft. of internal accommodation, together with an attached garage, generous driveway parking including a suitable area for caravan storage, conservatory and a particularly attractive landscaped rear garden.

The property occupies a substantial plot and offers versatile single-storey accommodation, with excellent scope for a purchaser looking for a comfortable family home or a property that can be adapted to suit changing needs.

The accommodation is approached via an entrance hallway which provides access to the principal rooms. The main living room is an impressive space measuring approximately 16'5" x 12'7", with a large front-facing bay window providing plenty of natural light and a feature fireplace forming an attractive focal point.

The kitchen measures approximately 11'10" x 11'5" and is fitted with an extensive range of wall and base units, generous worktop space and room for a breakfast table, making it a practical everyday living space.

There are three bedrooms, including a particularly good-sized principal bedroom measuring approximately 12'7" x 10'8". This room benefits from direct access into the conservatory, creating an appealing connection with the rear garden. The second bedroom is also a comfortable double, while the third bedroom would work equally well as a single bedroom, study or home office.

The conservatory measures approximately 9'10" x 8'10" and enjoys views across the garden, with doors opening directly onto the outside seating area.

A shower room serves the main accommodation, while the layout also incorporates additional useful ancillary space adjoining the garage. Outside

One of the property's strongest features is its outside space. To the front, double gates open onto a substantial driveway providing off-road parking for several vehicles, together with access to the attached garage.

The rear garden has been thoughtfully landscaped to create an interesting and established outdoor space, with paved seating areas, raised beds and a wide variety of mature planting. The tropical-style planting, including substantial palms and other established shrubs, gives the garden plenty of character, while a timber garden building provides useful additional storage or hobby space.

The attached garage measures approximately 15'7" x 8'3" and provides further storage or secure parking.

With approximately 1,190 sq. ft. in total including the garage, generous parking and an unusually characterful garden, this home on York Road represents an excellent opportunity for buyers looking for a substantial bungalow in Farnborough.



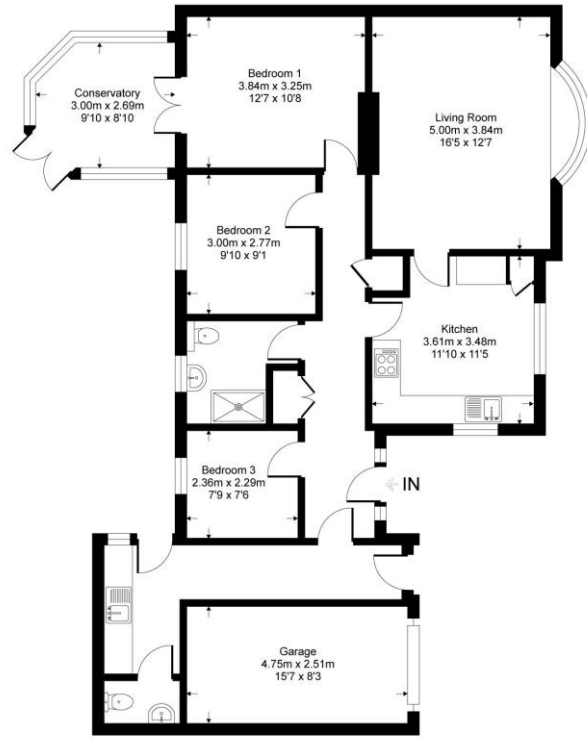






## York Road

Approximate Gross Internal Area = 98.6 sq m / 1062 sq ft  
 Approximate Garage Internal Area = 11.8 sq m / 128 sq ft  
 Approximate Total Internal Area = 110.4 sq m / 1190 sq ft



Ground Floor / Garage = 110.4 sqm / 1190 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

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | [info@osbornesestateagents.co.uk](mailto:info@osbornesestateagents.co.uk) | [www.osbornesestateagents.co.uk](http://www.osbornesestateagents.co.uk)

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