



**Osbornes**  
Independent estate agents

York Road | Farnborough

# A beautifully presented and deceptively spacious three-bedroom semi-detached character home, arranged over three floors

Semi Detached | Three Double Bedrooms | Two Reception Rooms | Modern Kitchen | Bathroom & En-Suite | No Onward Chain

**£450,000 | Freehold**

A beautifully presented and deceptively spacious three-bedroom semi-detached character home, arranged over three floors and offering a superb blend of period charm and modern styling. Set on the ever-popular York Road, this attractive bay-fronted property retains a wealth of character, including fireplaces, stripped wooden floorboards, high ceilings and elegant proportions, whilst also benefiting from stylish kitchen and bathroom fittings throughout. The ground floor offers two generous reception rooms, creating flexible living and entertaining space. The front reception room is full of character with fitted shelving, a feature fireplace and a large bay window, whilst the rear reception room provides an excellent dining/family space with doors opening directly onto the garden and flowing through to a modern fitted kitchen. The kitchen itself is well appointed with a contemporary range of units, extensive work surfaces and integrated appliances, making it both practical and attractive. On the first floor there are two well-proportioned double bedrooms and a spacious family bathroom finished to a high standard. The second floor provides an impressive principal bedroom suite with useful eaves storage and a stylish en-suite shower room, creating an ideal main bedroom, guest suite or private top-floor retreat. Outside, the property enjoys a good-size rear garden with a lawn, mature planting and a useful garden shed, offering plenty of space to relax or entertain. Altogether, this is a charming and substantial home in a convenient location, ideal for buyers looking for character, space and a home ready to move straight into. 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. No onward chain. EPC Band: D - Council Tax Band: C





Approximate Gross Internal Area  
 Ground Floor = 46.8 sq m / 504 sq ft  
 First Floor = 39.8 sq m / 428 sq ft  
 Second Floor = 25.6 sq m / 275 sq ft  
 Total = 112.2 sq m / 1207 sq ft



York Road

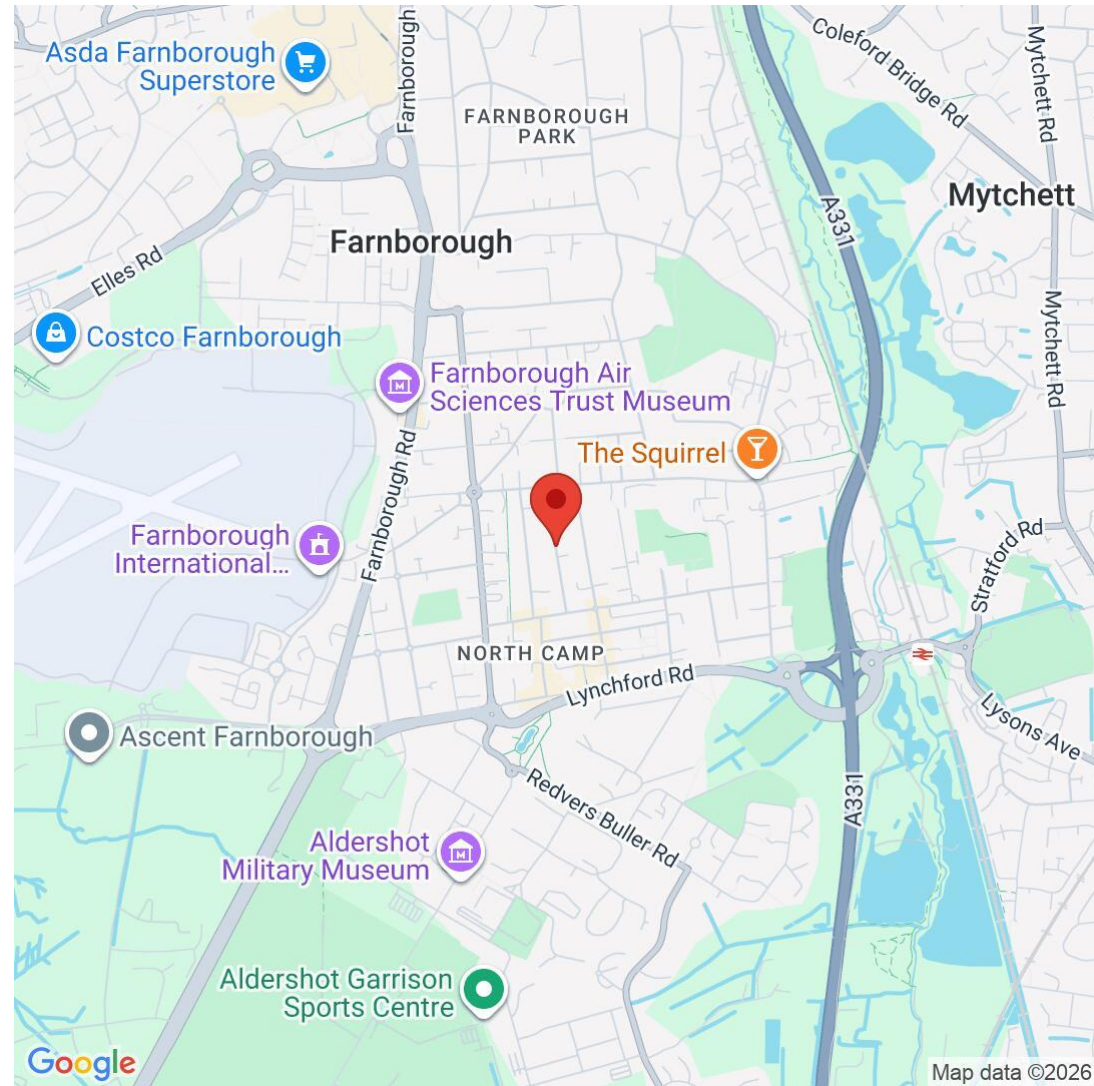
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID 478878)

## 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		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	