



**Osbornes**  
Independent estate agents

Long Beech Drive | Farnborough

# This well-presented three-bedroom semi-detached home sits in a quiet cul-de-sac in the popular and well-regarded area of Southwood.

Family Home | Enclosed Rear Garden | Off Street Parking | Gas Central Heating | Well positioned for local amenities | Cul-de-sac location

**£395,000 | Freehold**

This well-presented three-bedroom semi-detached home sits in a quiet cul-de-sac in the popular and well-regarded area of Southwood. The property has been enhanced with additional ground floor accommodation, with the former garage now converted and a conservatory added to the rear.

Accommodation comprises an entrance hallway with storage cupboard and stairs to the first floor, and a front-aspect kitchen with plumbing for a dishwasher, washing machine and fridge/freezer. The gas boiler, which provides both central heating and hot water, is also located in the kitchen and has been recently serviced. To the rear is a comfortable living room with French doors opening into the conservatory, which makes an ideal dining area and provides access to the garage conversion – a versatile space that would work well as a formal study or playroom. From the conservatory there is access to the east-facing rear garden, which offers a good degree of seclusion, is designed for low maintenance, and benefits from a rear gate providing useful access to the back of the property.

There is also a storage shed and an additional storage area to the side of the conservatory. Upstairs, the first floor offers three well-proportioned bedrooms and a three-piece family bathroom suite fitted with a power shower. To the front, there is a low-maintenance shingled garden and an outside tap, ideal for washing cars.

The driveway provides parking for either one larger vehicle or two smaller cars. The property is ideally positioned for local amenities including Morrisons supermarket, Southwood Country Park, a doctors' surgery, Nuffield Health and Wellbeing Centre, a choice of pubs and restaurants, and well-regarded local schools. With easy access to the M3 and Farnborough mainline station, this is also an excellent choice for commuters.

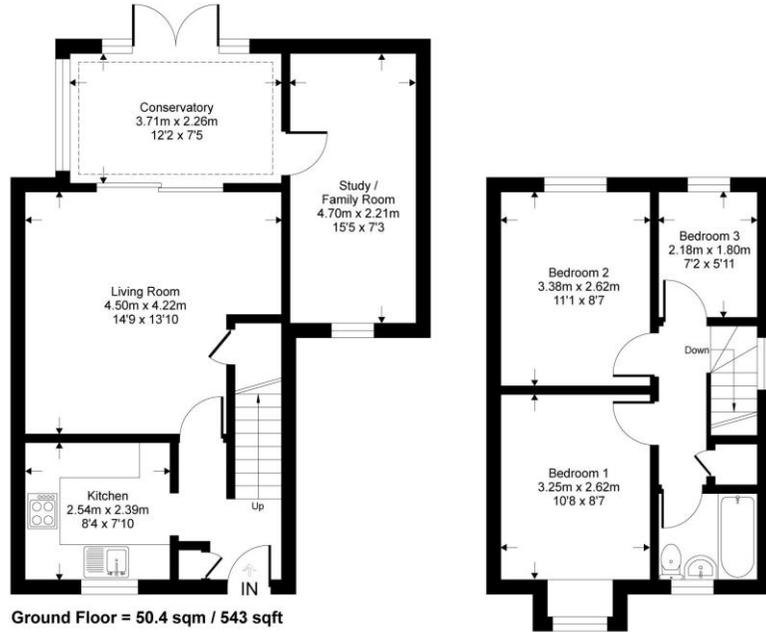


Council Tax Band : C    EPC Band : C



## Long Beech Drive

Approximate Gross Internal Area = 81.5 sq m / 878 sq ft



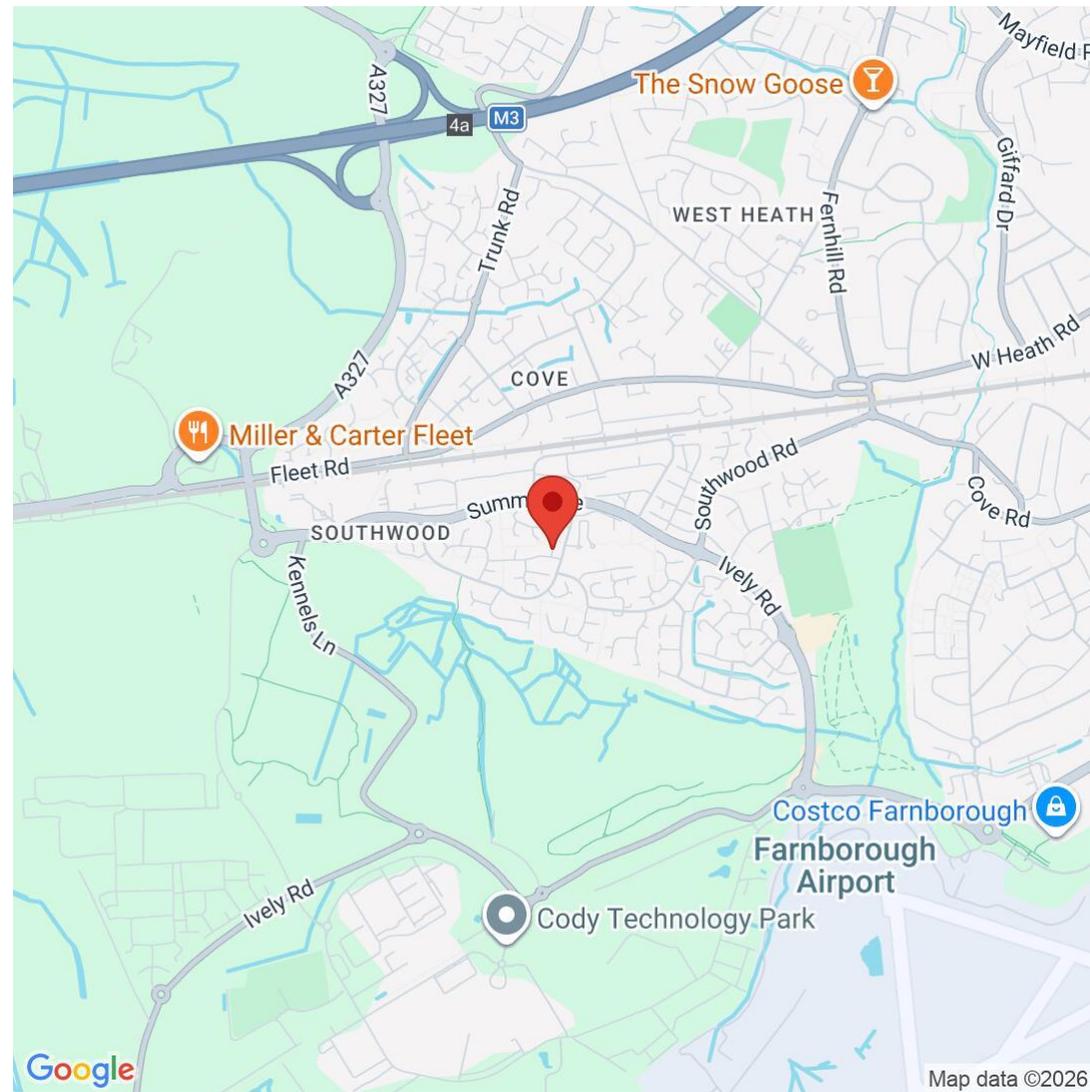
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		72
(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	