



**Osbornes**  
Independent estate agents

York Road | Farnborough

# This beautifully presented three-bedroom character home offers the perfect blend of period charm and modern living, ideally located in a popular residential road

Three Bedrooms | Two Reception Rooms | Shaker Kitchen and Modern Bathroom | Double Glazing & Gas Central Heating | Private Rear Garden | Close to Local Amenities, Parks & Schools

**£435,000 | Freehold**

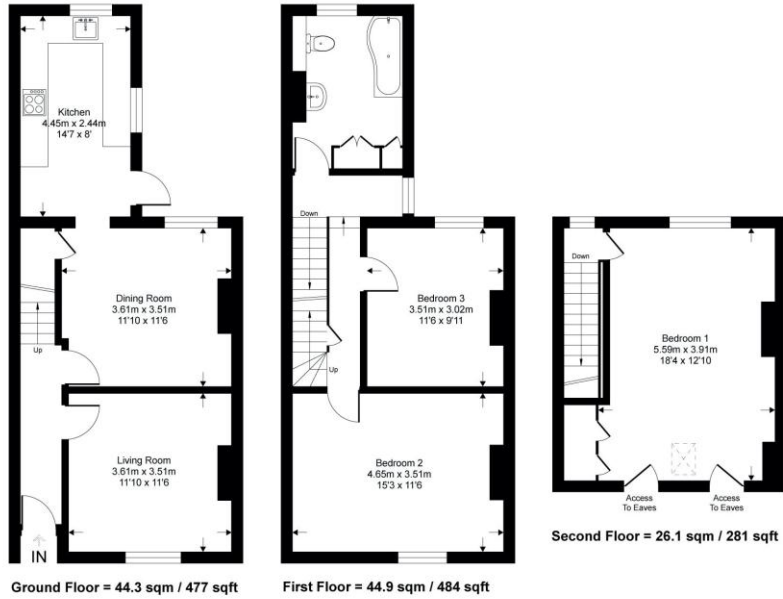
This beautifully presented three-bedroom character home offers the perfect blend of period charm and modern living, ideally located in a popular residential road close to North Camp village and well-regarded schools. With over 1,240 sq. ft. of accommodation arranged over three floors, the property is deceptively spacious and thoughtfully laid out. The ground floor features a welcoming living room with feature fireplace, a separate dining room, and a generous kitchen to the rear, fitted with shaker-style units and vibrant tiling that adds personality to the space. On the first floor, there are two well-proportioned bedrooms, both offering ample natural light, along with a contemporary bathroom that features a stylish vanity unit, shower over a 'P'-shaped bath, and tasteful tiled flooring. The second floor has been converted to provide a bright and expansive principal bedroom with bespoke fitted storage and a dedicated home office area, making it ideal for remote working or flexible living. Outside, the rear garden is a real highlight—private, mature, and well-maintained, with a mix of patio, lawn, and seating areas, perfect for entertaining or relaxing in the sun. Located within walking distance to the ever popular North Camp village and the variety of shops and café's along with the popular local schools. Also offering easy access to the A331/M3. Council Tax Band C £2213 - EPC Band D





## York Road

Approximate Gross Internal Area = 115.3 sq m / 1242 sq ft



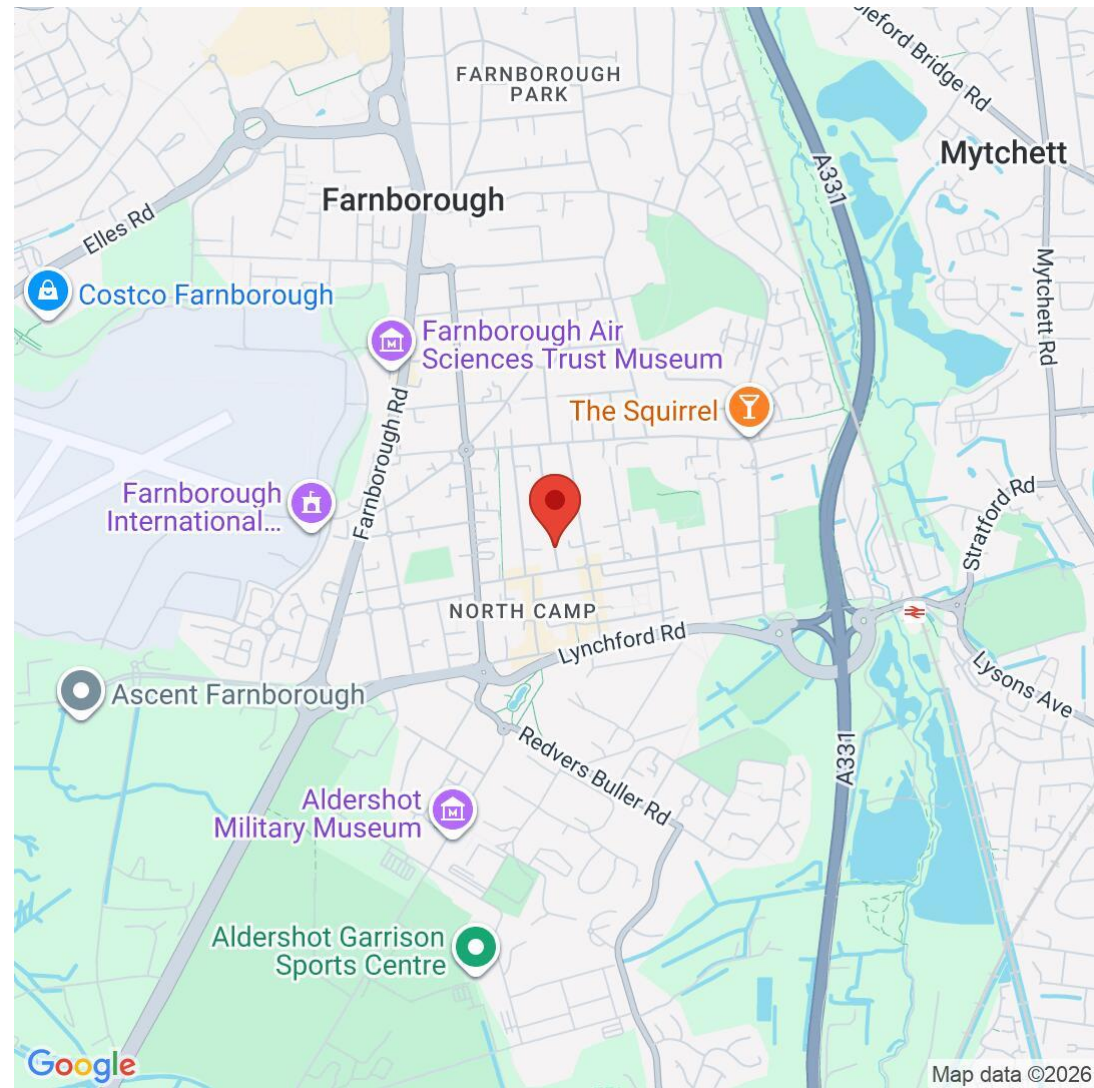
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	