



**Osbornes**  
Independent estate agents

Reading Road | Farnborough

# END OF CHAIN - This handsome red-brick semi pairs period charm with a smart modern finish.

Period semi with bay-fronted façade | Two receptions; feature fireplaces & wood floors | Contemporary kitchen | Three bedrooms upstairs | Three bathrooms | Rear garden with decked terrace

**£475,000 | Freehold**

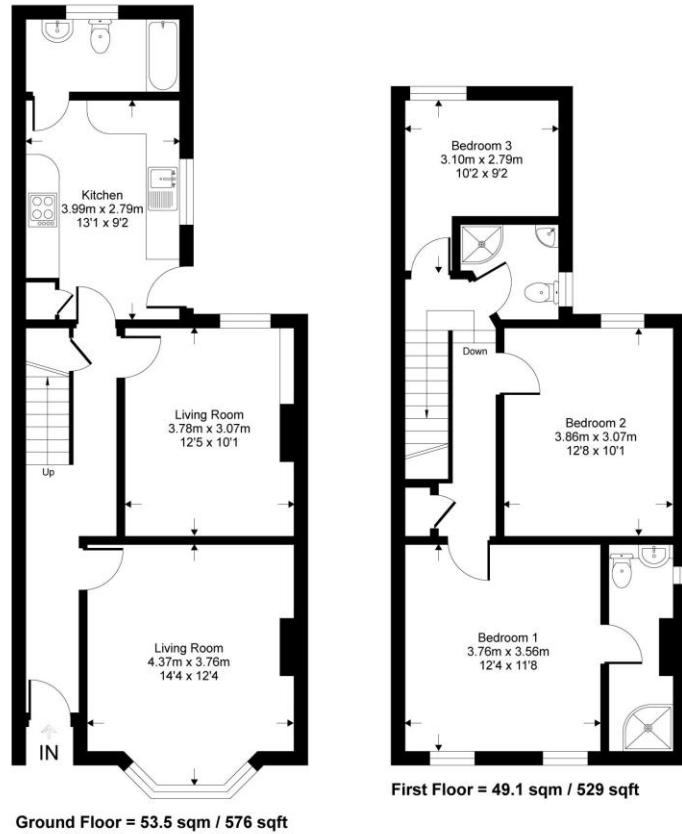
END OF CHAIN - This handsome red-brick semi pairs period charm with a smart modern finish. This freshly decorated period semi blends character with modern finishes and is ready to move straight into. A bay-fronted sitting room with feature fireplace, a further second reception with chimney recess, creating flexible living space. There is solid Oak wooden floor to the whole of the ground floor. The sleek cream-gloss kitchen stretches across the rear of the house with chunky wood worktops, abundant storage and integrated appliances including fridge/freezer, washing machine and dishwasher, and it opens directly to the garden. There is also a downstairs modern bathroom. Upstairs a bright landing serves three bedrooms, with en-suite with shower to main bedroom and further family shower room. High ceilings, neutral décor, double glazing and gas central heating run throughout. Outside, the garden is a real highlight, very long and mainly lawned with a decked terrace by the house and a winding path, offering great scope to landscape further or add a studio/home office subject to consent. To the front there is gated side access and off street parking. There is also potential to further extend to the rear or loft subject to usual consents. Located in the popular area of South Farnborough, this property is within easy reach of local amenities, Outstanding-rated schools, and convenient transport links into London and other major hubs, making it an ideal home for families and professionals alike. No onward chain. Council Tax Band C - EPC Band D





## Reading Road

Approximate Gross Internal Area = 102.6 sq m / 1105 sq ft



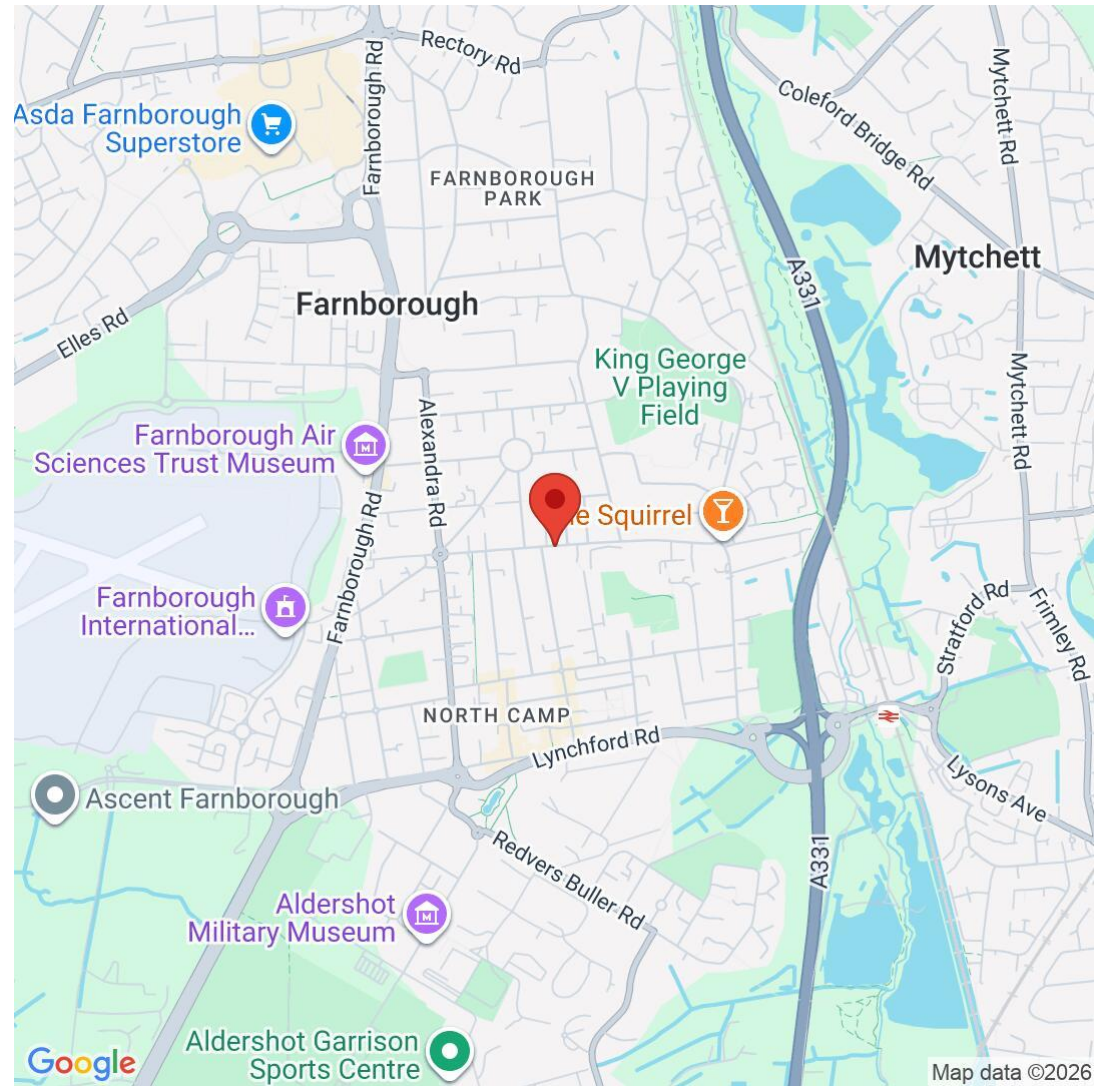
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

## Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

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	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	