



Osbornes
Independent estate agents

St Christophers Road | Farnborough

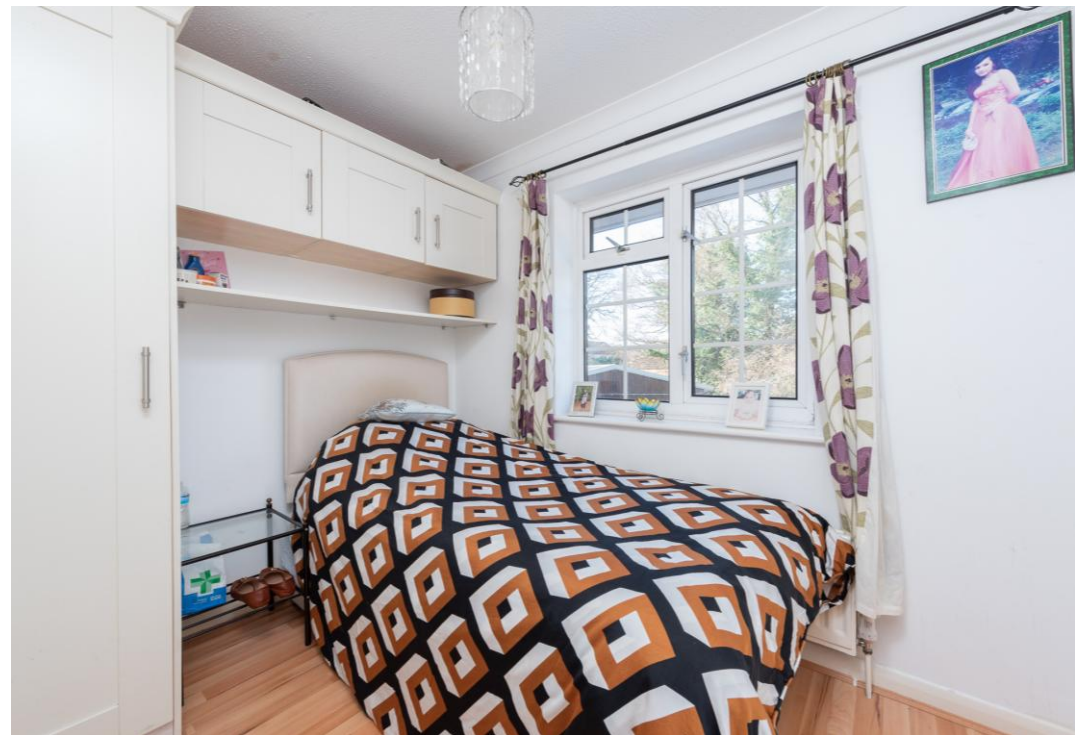
A well-presented four bedroom detached family home, set in a pleasant residential position in Farnborough and offering generous, well-balanced accommodation throughout.

Detached | Four Bedrooms | Two Reception Rooms | Orangery | Garden | Off Street Parking

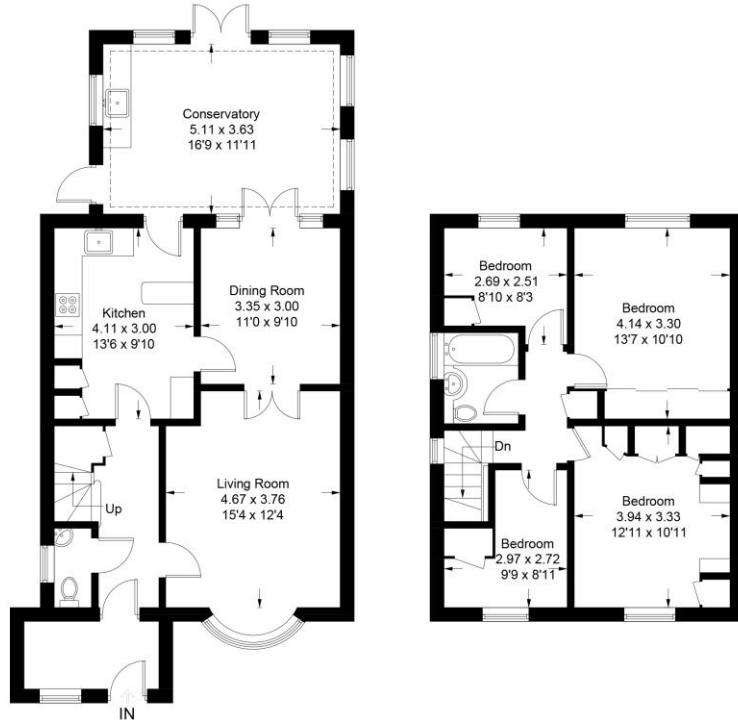
£540,000 | Freehold

A well-presented four bedroom detached family home, set in a pleasant residential position in Farnborough and offering generous, well-balanced accommodation throughout. The ground floor comprises an entrance porch and hallway, cloakroom, spacious front aspect living room, separate dining room and a fitted kitchen with granite work surfaces, all flowing through to a substantial conservatory/garden room at the rear which provides an excellent additional reception space and enjoys views over the garden. Upstairs, the property offers four bedrooms, including three comfortable doubles and a fourth bedroom ideal as a nursery, study or child's room, together with a family bathroom. Outside, the property benefits from a gravel driveway providing off-road parking to the front, side access and an enclosed rear garden with patio and lawn, as well as a useful detached garden outbuilding/cabin offering excellent storage or potential workspace. Further benefits include solar panels and double glazing. St Christopher's Road is conveniently located for local schools, shops and amenities, while also offering good access to Farnborough town centre, mainline station and major road links including the A331 and M3. Solar Panels are (Roof Rental) EPC band: C - Council Tax Band: E





Approximate Gross Internal Area
 Ground Floor = 76.4 sq m / 822 sq ft
 First Floor = 50.1 sq m / 539 sq ft
 Total = 126.5 sq m / 1361 sq ft



Ground Floor

First Floor



St Christopher's Road

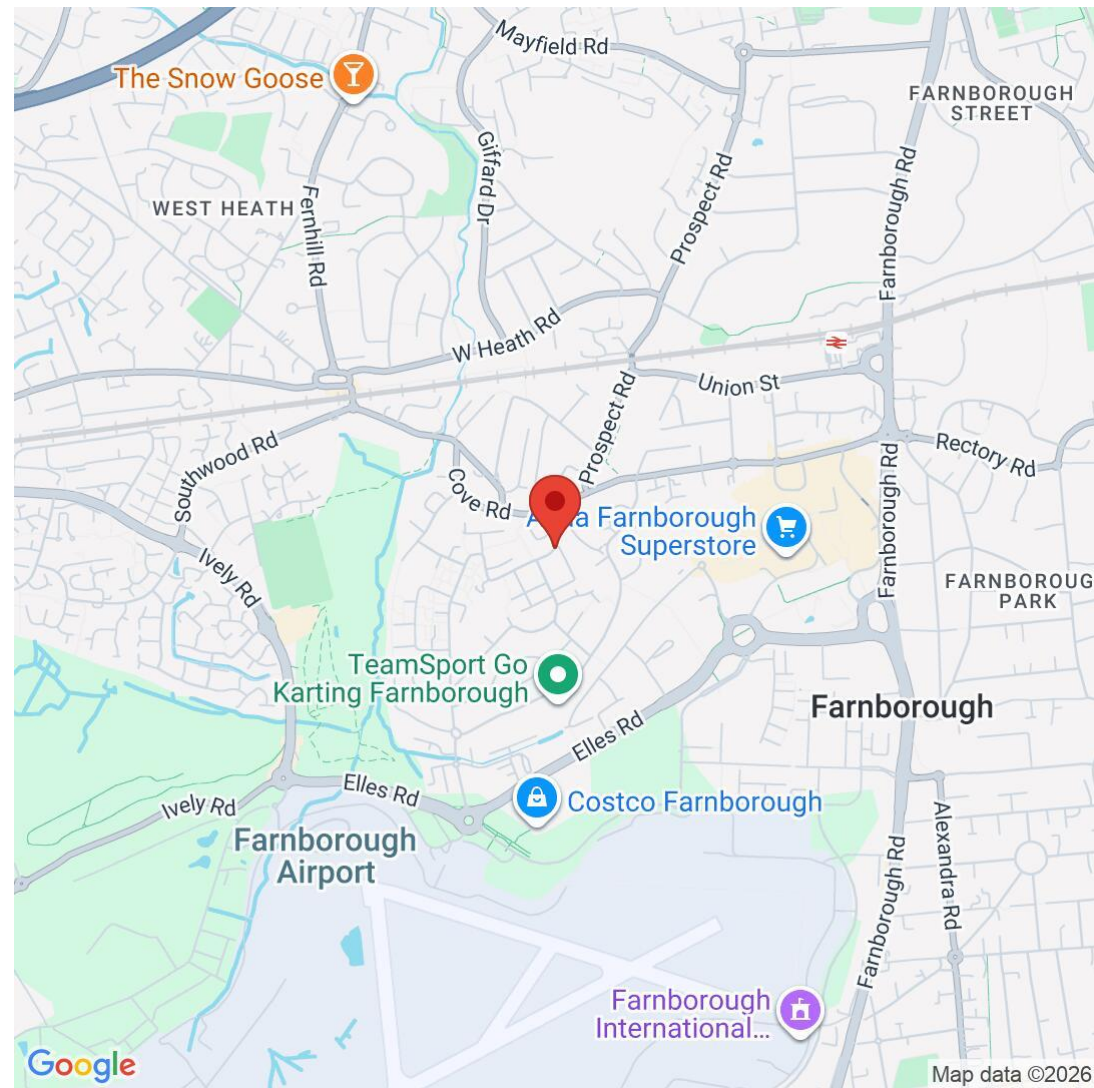
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID935474)

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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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	85
England, Scotland & Wales		EU Directive 2002/91/EC	