



Osbornes
Independent estate agents

Somerset Road | Farnborough

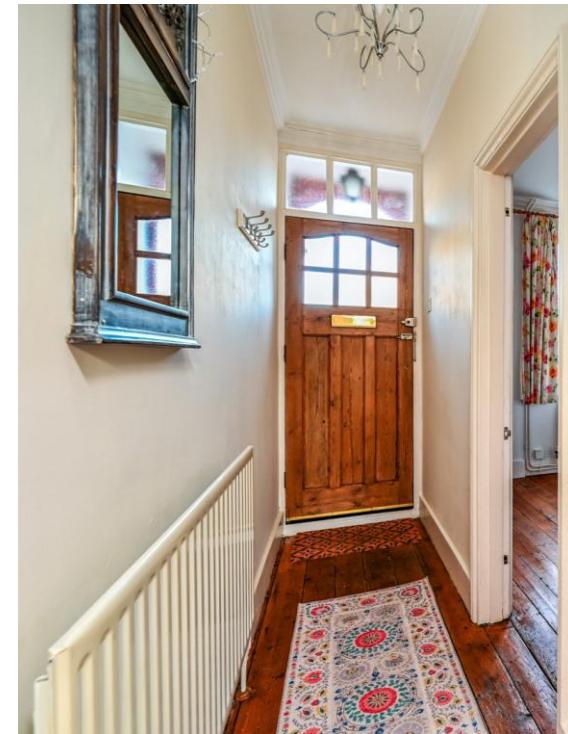
A charming two double bedroom detached character home offering surprisingly generous accommodation

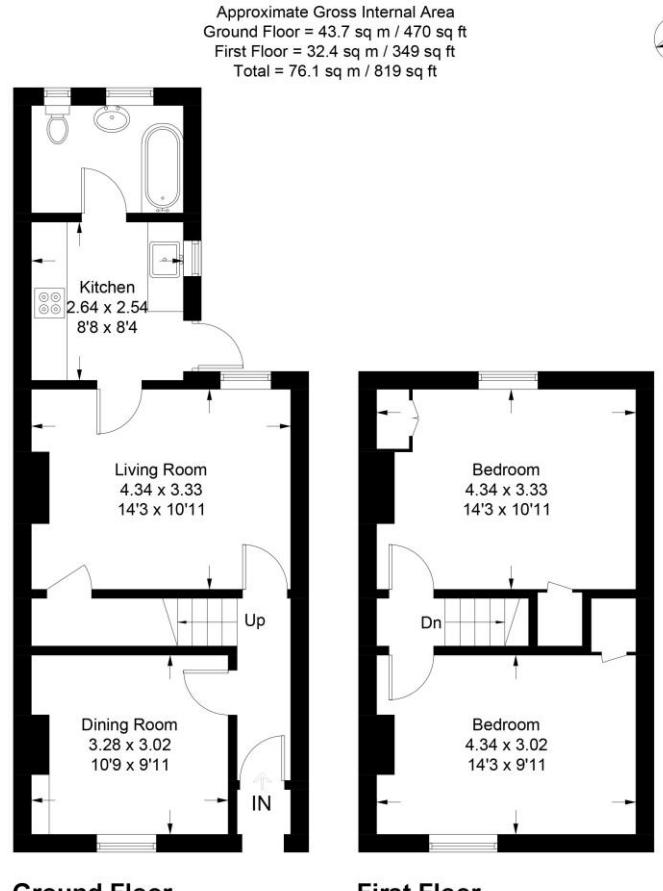
Detached Character House | Two Double Bedrooms | West Facing Garden | Off Street Parking | Two Reception Rooms | No Onward Chain

£415,000 | Freehold

A charming two double bedroom detached character home offering surprisingly generous accommodation (approx. 807 sq ft / 74.97 sq m) along with off-road parking and a pretty south west facing private rear garden. The ground floor is arranged around two well-proportioned reception rooms, including a cosy living room with feature fireplace and views over the garden, and a separate dining room with attractive exposed floorboards—ideal for entertaining or working from home. To the rear, the fitted kitchen features shaker-style cabinetry, timber worktops, slate flooring and a statement range cooker, with access through to the ground floor bathroom. Upstairs there are two excellent double bedrooms, both filled with natural light and retaining the cottage's character and charm. Outside, the property benefits from a gravel driveway to the front providing off-road parking, plus side access leading to a lovely rear garden with a paved patio seating area, lawn and established borders—perfect for summer evenings. Located within walking distance to the ever popular North Camp village and popular local schools. The property also offers easy access to the A331/M3 and located within a mile of National Rail Stations servicing London Waterloo, Guildford and Reading. No Onward Chain Council Tax Band C - EPC Band D







Somerset Road

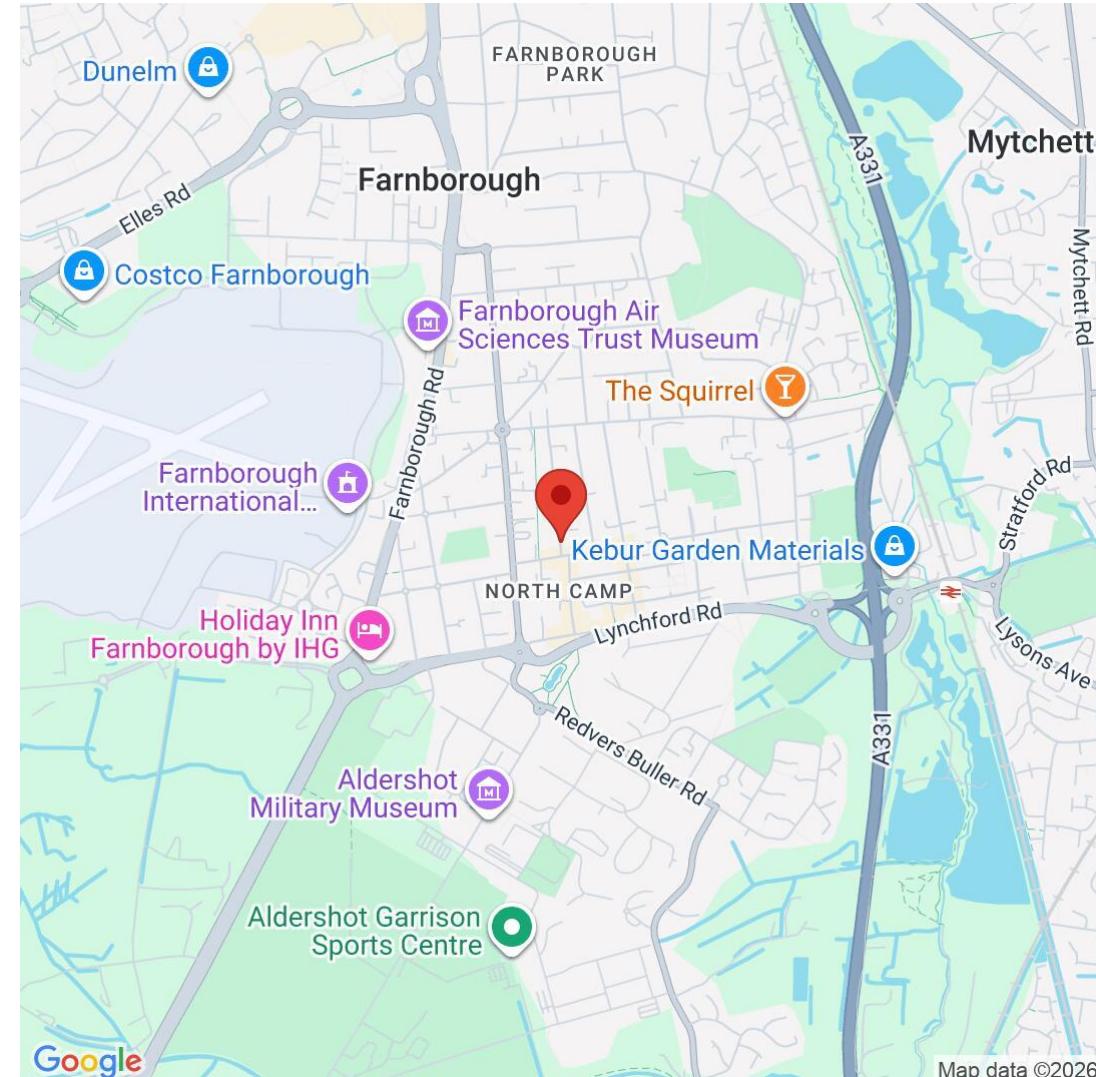
Illustration for identification purposes only, measurements are approximate,
 not to scale. FloorplansUsketch.com © 2021 (ID793444)

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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	62
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			