



Osbornes
Independent estate agents

Rectory Road |
Farnborough | GU14

BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME. The property is offered in excellent condition throughout.

Modern Family Home | Good Decorative Order Throughout | Modern Kitchen | Woodburner | Enclosed Rear Garden | Off Street Parking

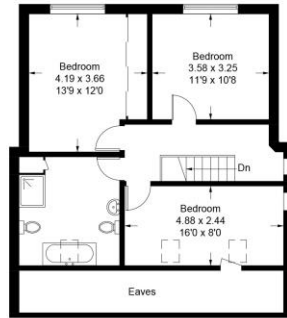
£2,000 per month

BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME. The property is offered in excellent condition throughout. Comprising; reception room, open plan modern fitted kitchen/living room with wood burner and doors to conservatory. There is a ground floor bedroom/reception room, shower room and utility room. Upstairs to 3 double bedrooms and good size family bathroom. To the front of the property there is driveway parking for several cars. To the rear of the property there is an enclosed rear garden. Located on this popular non estate location, the property backs onto Rectory Road Recreation Ground and Play Area. Rectory Road is located close to Farnborough North train station and North Farnborough Infant School as well as the shops and amenities in Farnborough.

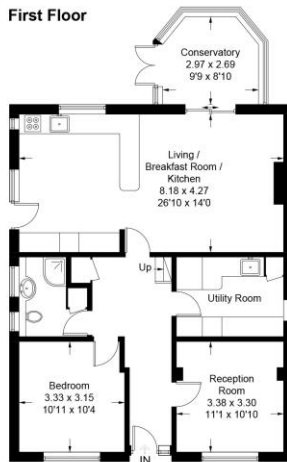




Approximate Gross Internal Area
 Ground Floor = 93.1 sq m / 1002 sq ft
 First Floor = 59.9 sq m / 645 sq ft
 Total = 153.0 sq m / 1647 sq ft (Excluding Eaves)



First Floor



Ground Floor



Rectory Road

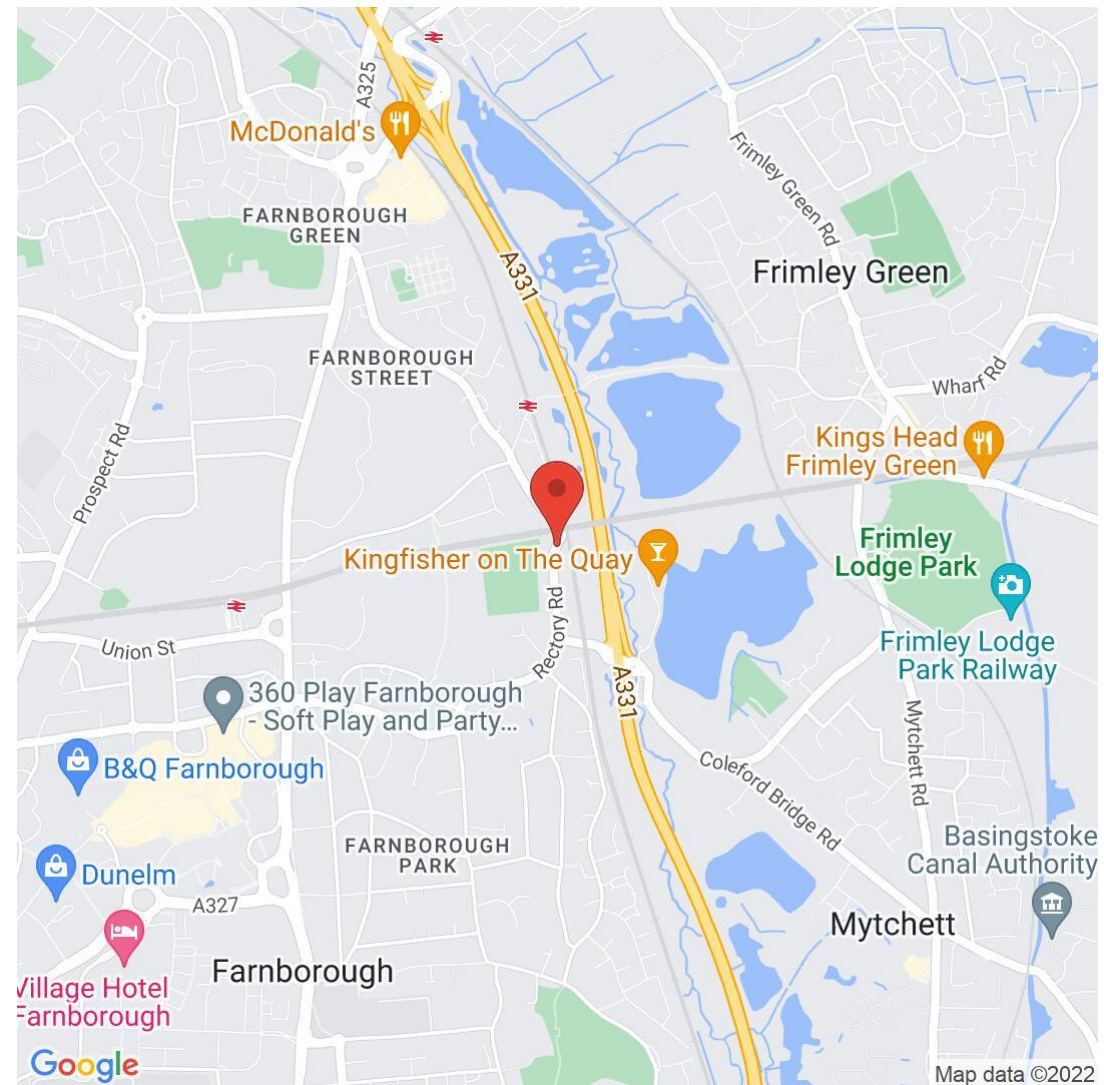
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID874540)

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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	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		