



**Osbornes**  
Independent estate agents

Woodcot Gardens | Farnborough



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# This refurbished three bedroom detached house is located in a cul-de-sac of just eight properties.

Detached | Three Bedrooms | Two Reception Rooms | Garden | Garage & Parking | No Onward Chain

**£550,000 | Freehold**

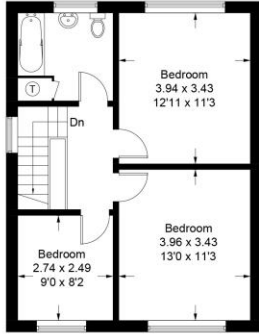
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This refurbished three bedroom detached house is located in a cul-de-sac of just eight properties. The property benefits from new fitted kitchen which leads to a downstairs cloakroom and store cupboards. Two reception rooms with French doors leading out to the garden from the dining room, On the first floor there are three bedrooms and new family bathroom. Outside the property you will find a wrap around garden which has lawn and patio areas, off street parking and garage. The property further benefits from new windows, new floor coverings, new decoration and new front and garage door. Located within a short walk to both Cove Infants, Junior and Secondary school, 1 mile away from Farnborough Main train station and Farnborough town centre. Fleet Ponds and Nature Reserve as well as Fleet train station are also within easy reach. No onward chain Council Tax Band: E EPC Band: D

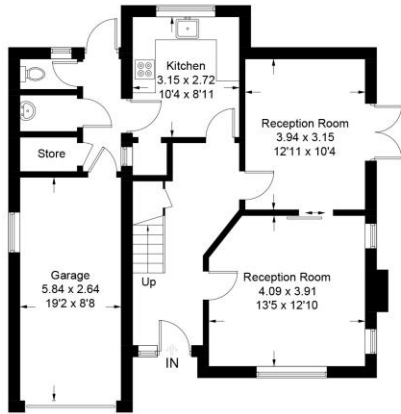




Approximate Gross Internal Area  
 Ground Floor (Including Garage)  
 77.5 sq m / 834 sq ft  
 First Floor = 49.1 sq m / 528 sq ft  
 Total = 126.6 sq m / 1362 sq ft



First Floor



Ground Floor



### Woodcot Gardens

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID915414)

## 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		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	