



Osbornes
Independent estate agents

St Christophers Road | Farnborough

A modern four bedroom detached family home offered to the market in our opinion in good decorative order throughout.

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

£565,000 | Freehold

A modern four bedroom detached family home offered to the market in our opinion in good decorative order throughout. The property benefits from a downstairs cloakroom, two reception rooms, stunning orangery with wooden floor and French doors to garden, family bathroom, kitchen/breakfast room with granite work surfaces and driveway providing off street parking for several cars. Located within easy reach of local schools, shops, Town Centre and Mainline Station. 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



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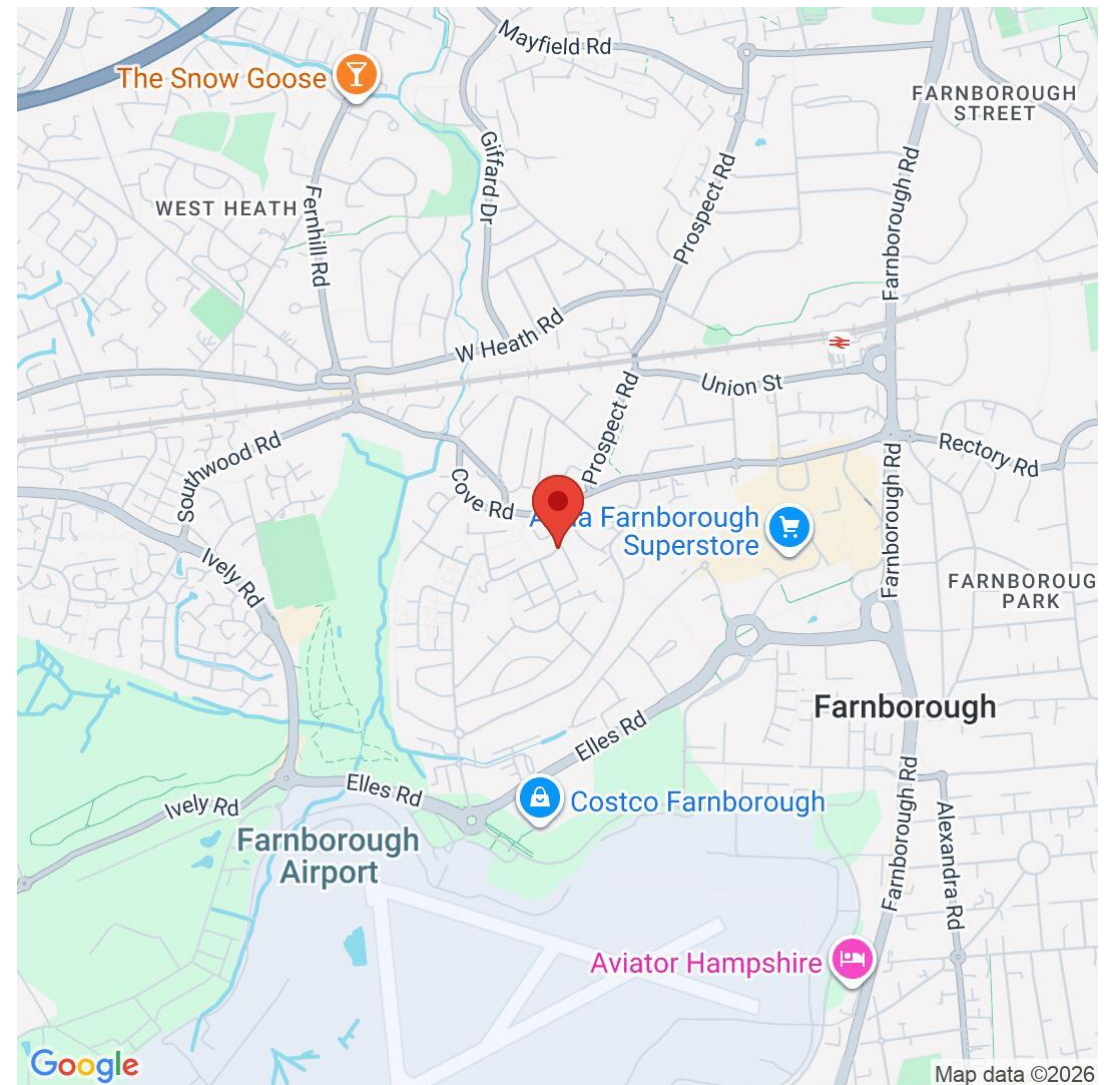
Illustration for identification purposes only, measurements are approximate,
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural 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		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		