



Osbornes
Independent estate agents

Southampton Street | Farnborough

This beautifully refurbished three-bedroom semi-detached house located in Southampton Street, Farnborough is an ideal family home.

Semi Detached | Three Bedrooms | Two Reception Rooms | Modern Kitchen/Diner | Modern Bathroom | Garage & Driveway

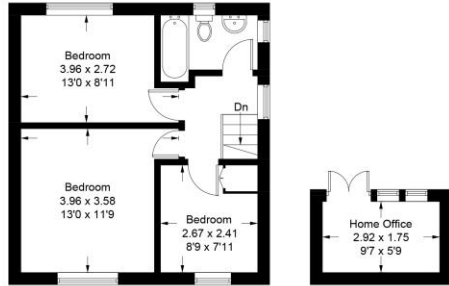
£525,000 | Freehold

This beautifully refurbished three-bedroom semi-detached house located in Southampton Street, Farnborough is an ideal family home. The property features a modern and stylish kitchen diner that is perfect for entertaining guests or family meals. The family room, with its inviting atmosphere, boasts lovely French doors that open out to the garden, allowing natural light to flow through the space. The property further benefits from a light and spacious living room with feature fireplace. The property's bedrooms are spacious and bright, making them perfect for comfortable living. The modern bathroom is well appointed, featuring a sleek and contemporary design that provides a luxurious feel. The garden is a real highlight of this property, offering a tranquil outdoor space that's perfect for relaxation or al fresco dining. A garden room further adds to the property's appeal, offering a peaceful retreat to enjoy the garden. In addition to the garden and garden room, the property also benefits from a garage and driveway, providing ample space for parking and storage. With its modern amenities, comfortable living spaces, and stunning outdoor areas, Southampton Street is an exceptional property that offers the perfect balance of style and comfort for any family. Situated in a popular road in South Farnborough set in an ideal location for the commuter with excellent bus routes, rail, road and general transport networks; Farnborough mainline station will take you into London Waterloo in under 40 minutes and there is access to the M3 bringing Farnham, Fleet, Basingstoke and Camberley within easy reach. The property further benefits from planning permission granted for a double storey extension the side to add a further bedroom and reception room, ensuring this family home is a property your family can grow into for years to come. Planning reference: 21/00491/FUL. Council Tax Band: C, EPC Band: D



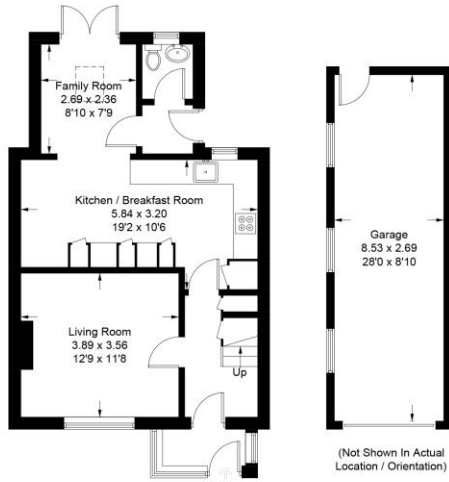


Approximate Gross Internal Area
 Ground Floor = 50.8 sq m / 547 sq ft
 First Floor = 37.1 sq m / 399 sq ft
 Garage = 23.1 sq m / 249 sq ft
 Home Office = 5.2 sq m / 56 sq ft
 Total = 116.2 sq m / 1251 sq ft



First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

(Not Shown In Actual Location / Orientation)



Southampton Street

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID965234)

Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

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 | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |