



Osbornes
Independent estate agents

Wren Way | Farnborough

This semi-detached family home in a popular area of Farnborough is offered to the market in good order throughout.

Three Bedrooms | Open Plan Living | Conservatory | Larger than Average Rear Garden | Side Access | Parking at Rear

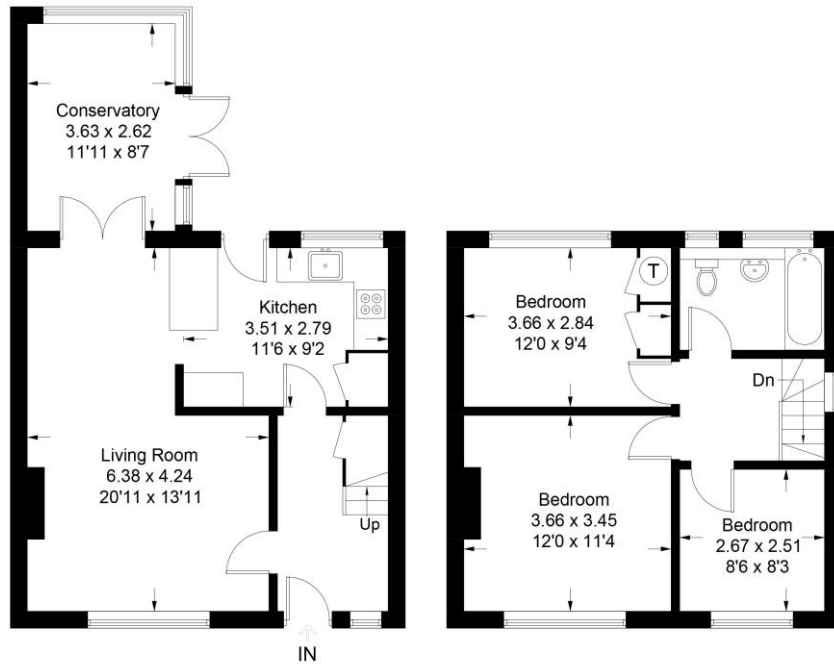
£400,000 | Freehold

This semi-detached family home in a popular area of Farnborough is offered to the market in good order throughout. With open plan lounge/kitchen/diner and the addition of the conservatory downstairs. Two double bedrooms with a larger than average third bedroom and family bathroom to the first floor. Larger than average rear garden with patio area and side access. There is parking to the rear of the property. Local shops and amenities close by along with a more comprehensive range of shops, amenities in Farnborough Town Centre. Rail services from Farnborough Main into London Waterloo and M3/A31/A3 accessed via the A331. VIEWING ADVISED Council Tax Band C - EPC Band D





Approximate Gross Internal Area
 Ground Floor = 51.4 sq m / 553 sq ft
 First Floor = 40.6 sq m / 437 sq ft
 Total = 92 sq m / 990 sq ft



Ground Floor

First Floor



Wren Way

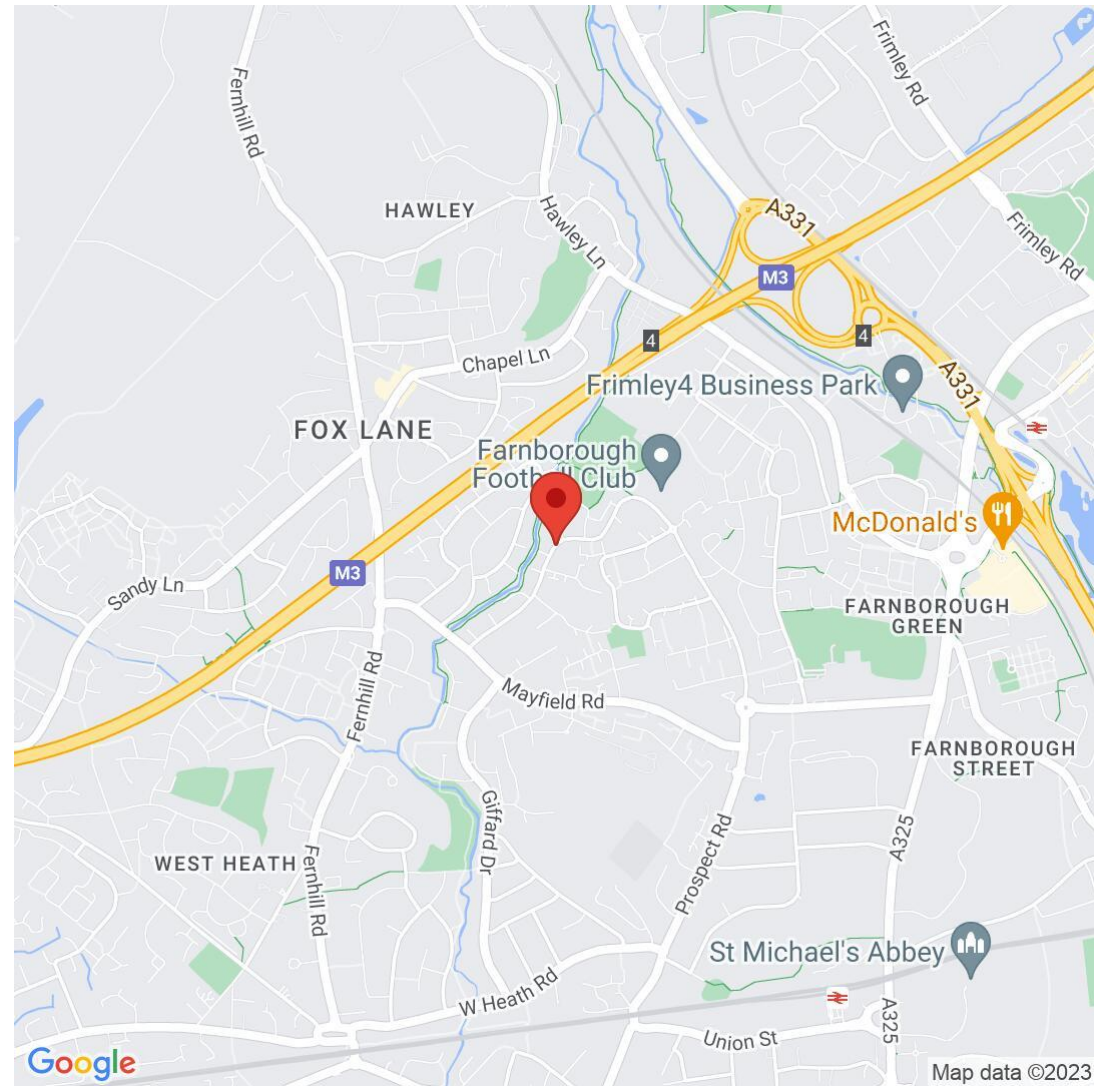
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID990783)

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	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	