



Osbornes
Independent estate agents

Fernhill Road | Farnborough

This charmingly spacious chalet-style bungalow, recently refurbished, is presented in impeccable condition, akin to a show home.

Detached | Four Double Bedrooms | Modern Kitchen/Living Room | Utility Room & Cloakroom | Private Rear Garden & Home Office/Studio | Off Street Parking

£665,000 | Freehold

This charmingly spacious chalet-style bungalow, recently refurbished, is presented in impeccable condition, akin to a show home. The property features a generous 28'6" kitchen/dining/reception area, complete with expansive bifold doors that lead out to the beautifully landscaped private rear garden. The modern shaker-style kitchen boasts high-quality finishes, including quartz work surfaces, a butler sink, and space for a range cooker. Additionally, the property includes a downstairs cloakroom, utility room, and two more bedrooms on the ground floor. Upstairs, the master bedroom offers a Juliet balcony overlooking the garden, built-in wardrobes, and a luxurious en-suite shower room. There's also another dual-aspect double bedroom and a contemporary family bathroom. Outside, the rear garden is well-maintained with a large sandstone patio area and a heated, powered, and well-lit home office/studio room. At the front, a shingled driveway provides ample off-street parking for multiple vehicles. Council Tax Band: D EPC Band: C

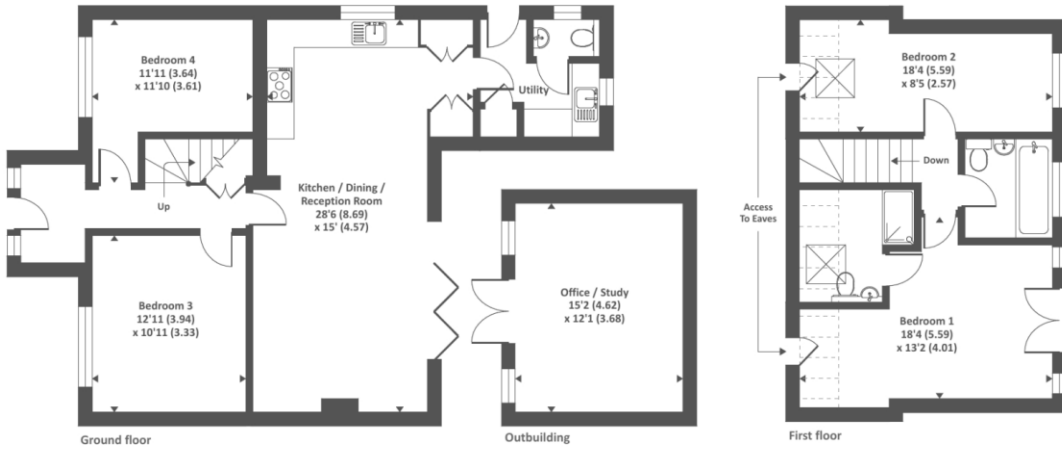




Approximate Area = 1264 sq ft / 117.4 sq m
 Outbuilding = 184 sq ft / 17.1 sq m
 Limited Use Area(s) = 68 sq ft / 6.3 sq m
 Total = 1516 sq ft / 140.8 sq m
 For identification only - Not to scale



Denotes restricted head height



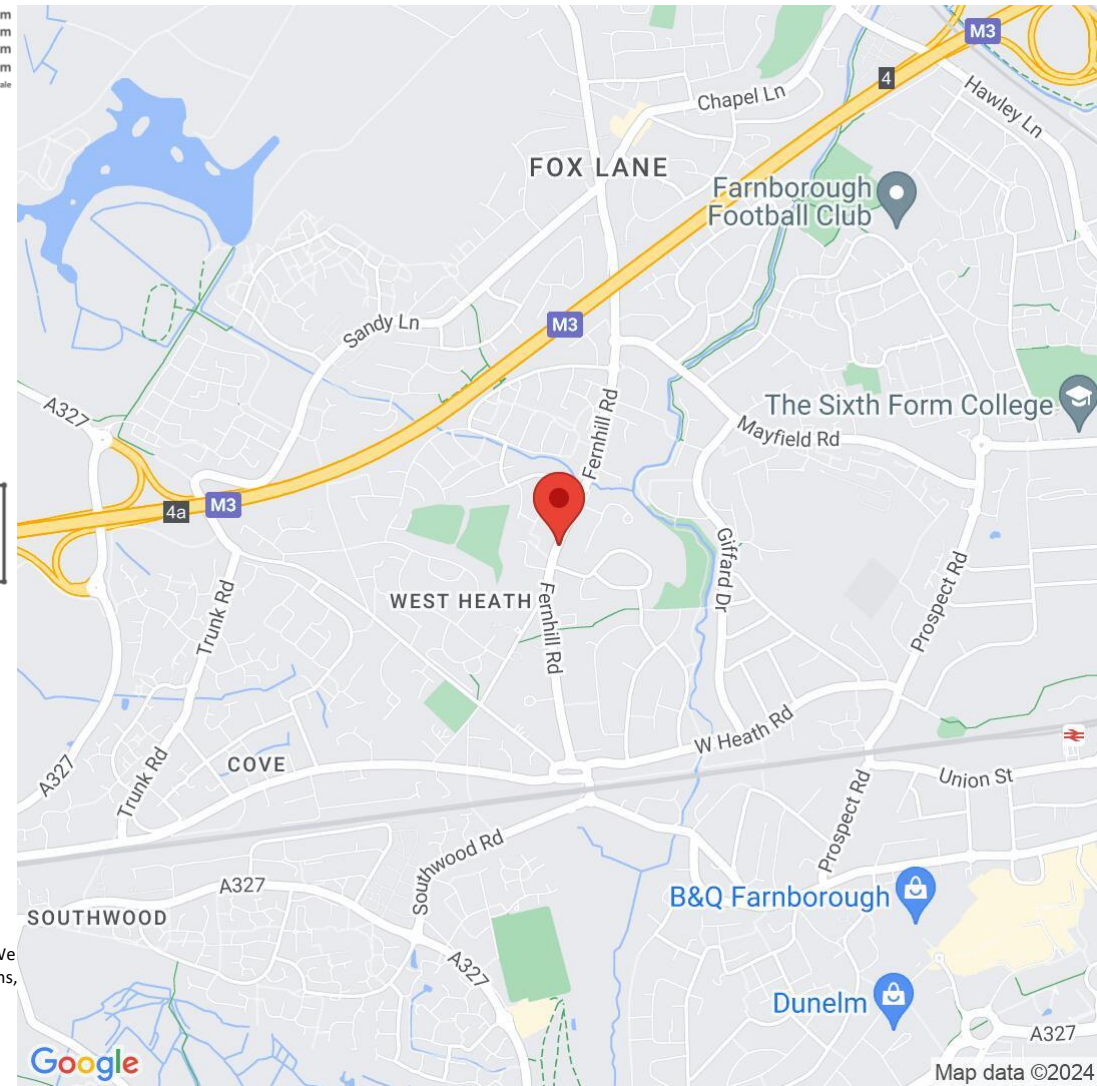
Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rldcom 2024. Produced for Chancellors Estate Agents. REF: 1095501

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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	84
		EU Directive 2002/91/EC	