



Osbornes
Independent estate agents

Byron Terrace
Church Road West | Farnborough

Three bedroom end terrace property, located in a courtyard setting off the popular road of Church Road West.

End of Terrace | South Facing Rear Garden | Three Bedrooms | Two Bathrooms | Kitchen/Diner | Parking

£450,000 | Freehold

Three bedroom end terrace property, located in a courtyard setting off the popular road of Church Road West. This home boasts a range of desirable features, including an open plan kitchen/dining room, spacious living room, downstairs cloakroom, en-suite to the main bedroom, southerly facing rear garden, and two allocated parking spaces.

Upon entering the property, you are greeted by a welcoming entrance hall that sets the tone for the rest of the house. The stairs leading to the first floor and a door opening into the living room are just a few of the inviting features you'll notice.

The living room is a bright and spacious area that offers plenty of room for seating and other furniture. Whether you're relaxing with family or entertaining guests, this room provides the perfect space to unwind and enjoy. The kitchen/dining room is the ideal spot for hosting gatherings and meals with loved ones. With ample space for a dining table and chairs, as well as a convenient storage cupboard, this area is both functional and stylish. French doors open onto the garden, allowing for a seamless indoor-outdoor flow.

The kitchen is equipped with a range of eye and base level cupboards, along with integrated appliances including an oven, hob, dishwasher, washing machine, and fridge/freezer. Whether you're a seasoned chef or just enjoy whipping up simple meals, this kitchen has everything you need.

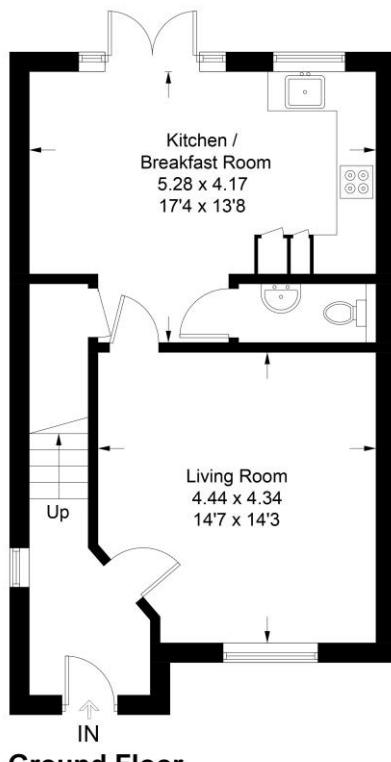
Upstairs, you'll find three bedrooms and a well-appointed family bathroom. The main bedroom features fitted wardrobes and an en-suite shower room. The other two bedrooms are generously sized, with the third bedroom also boasting a fitted cupboard. The main bathroom offers a three-piece suite with a bath and shower over.

Step outside to the southerly facing rear garden, where you can enjoy the peaceful surroundings. The garden features a patio area and lawn. It is enclosed by fencing for privacy. A gate allows for convenient side access. At the front of the property, you'll find an area of lawn and two designated parking spaces.

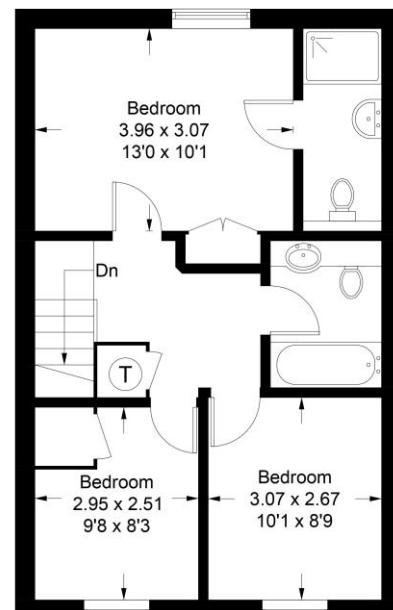




Approximate Gross Internal Area
 Ground Floor = 48.2 sq m / 519 sq ft
 First Floor = 46.4 sq m / 499 sq ft
 Total = 94.6 sq m / 1018 sq ft



Ground Floor



First Floor



Byron Terrace

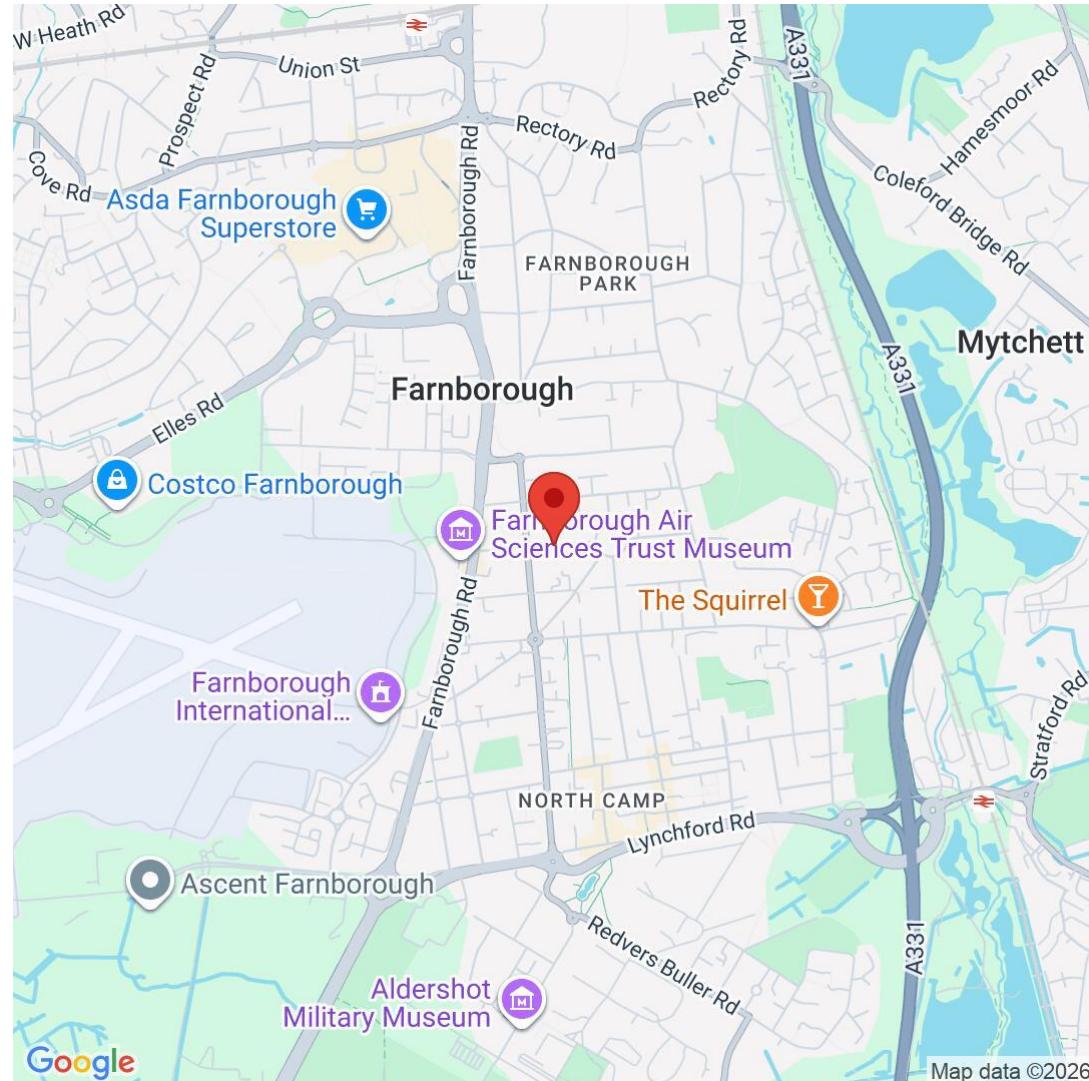
Illustration for identification purposes only, measurements are approximate,
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural 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	86	88
(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			
EU Directive 2002/91/EC			