



**Osbornes**  
Independent estate agents

Guildford Road West | Farnborough

# A charming character cottage offering two double bedrooms, driveway parking and a generous rear garden, conveniently positioned on Guildford Road West in Farnborough.

Two Double Bedrooms | Dressing Room Off Main Bedroom | Two Reception Room | Large Rear Garden | Off Street Parking | No Onward Chain

**£375,000 | Freehold**

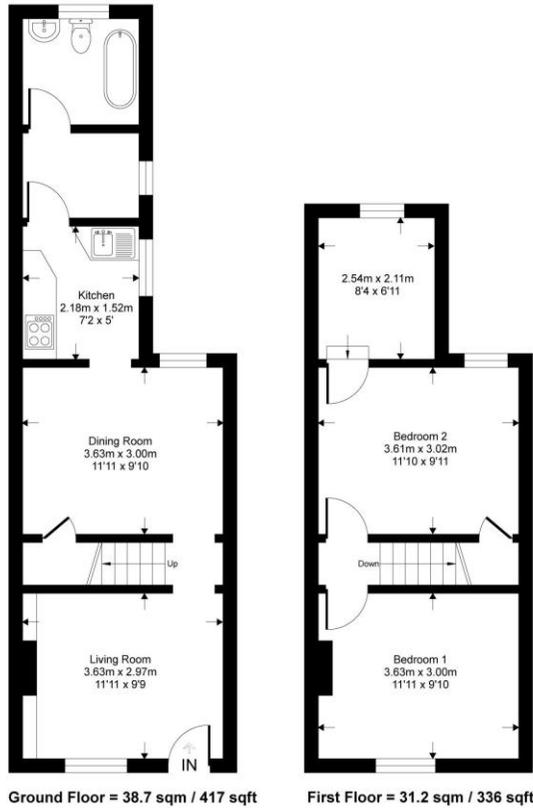
A charming character cottage offering two double bedrooms, driveway parking and a generous rear garden, conveniently positioned on Guildford Road West in Farnborough. This attractive home blends period character with practical living space and extends to approximately 753 sq ft. The ground floor comprises a cosy front living room with feature fireplace, a separate dining room and a fitted kitchen to the rear, together with a ground floor bathroom. Upstairs, there are two well-proportioned double bedrooms, with the second bedroom leading through to a useful additional room which would work well as a dressing room, nursery, study or occasional guest space. Outside, the property benefits from off-road parking to the front and a long rear garden with a mixture of patio, planted areas, lawn and mature greenery, offering excellent scope for keen gardeners or those looking to create a more landscaped outdoor space. The property would suit purchasers seeking a home with character and potential, and is well placed for access to local amenities, Farnborough town centre, road links and the mainline station. A lovely cottage with driveway parking, character features and a versatile layout. No Onward Chain. Council Tax Band: C EPC Band: TBC





## Guildford Road West

Approximate Gross Internal Area = 69.9 sq m / 753 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Osbornes Estate Agents

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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.

