



Osbornes
Independent estate agents

Highfield Road | Farnborough

Nestled in a peaceful residential area just 0.6 miles from the Mainline station and close to the town centre, this extended three-bedroom family home is a must-see.

Extended | Driveway Parking | Integral Garage | Three Double Bedrooms | Double Reception Room | Kitchen/Diner

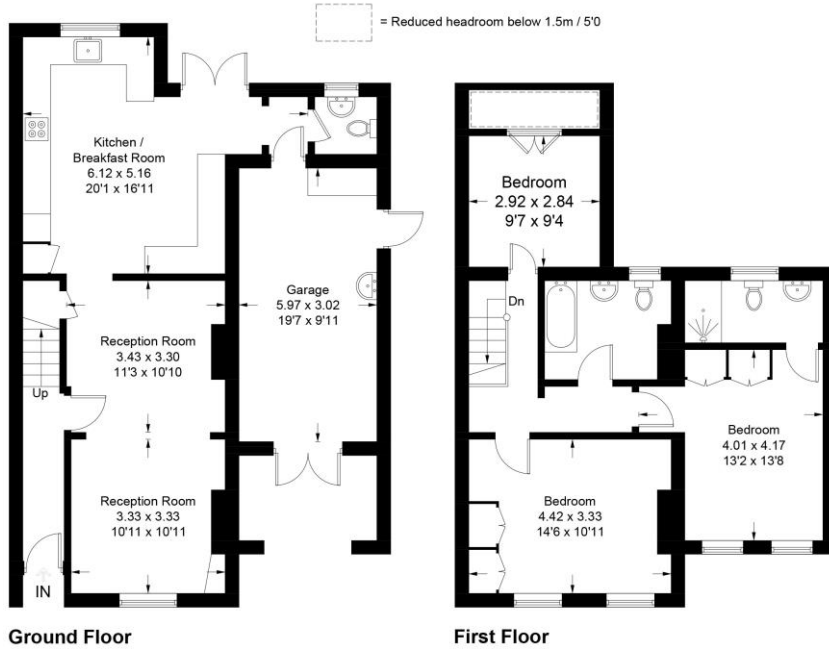
£550,000 | Freehold

Nestled in a peaceful residential area just 0.6 miles from the Mainline station and close to the town centre, this extended three-bedroom family home is a must-see. Boasting a spacious 22+ ft living area with character fireplaces, an open kitchen/dining space leading to a west-facing garden, a cloakroom, an ensuite, an integral garage, and a driveway, this property offers much more than meets the eye. Upon entering, you'll immediately notice the immaculate presentation, which extends throughout the home. The main living space is generously sized at over 22 ft, providing ample room for sofas, a dining table, and even a child's play area. The room exudes a warm, homely atmosphere, complemented by two charming fireplaces. The kitchen/dining area is unexpectedly spacious and fully equipped with a variety of storage units, a gas hob, an oven, a fridge freezer, a washing machine, a dishwasher and bench seating. Double doors open to the garden, and there is also access to the cloakroom and integral garage. Upstairs, you'll find three double bedrooms, a family bathroom, and an ensuite. The master and second bedrooms feature built-in wardrobes. The family bathroom includes a white suite with a bath and shower attachment, while the newly refitted ensuite offers a walk-in shower, a WC, a hand basin, and a heated towel rail. The landscaped rear garden enjoys a westerly aspect, complete with a patio area, lawn, and seating. The front of the property features a driveway and access to the garage. Council Tax Band D - EPC Band D





Approximate Gross Internal Area
 Ground Floor = 75.8 sq m / 816 sq ft
 First Floor = 60.4 sq m / 650 sq ft
 Total = 136.2 sq m / 1466 sq ft



Highfield Road

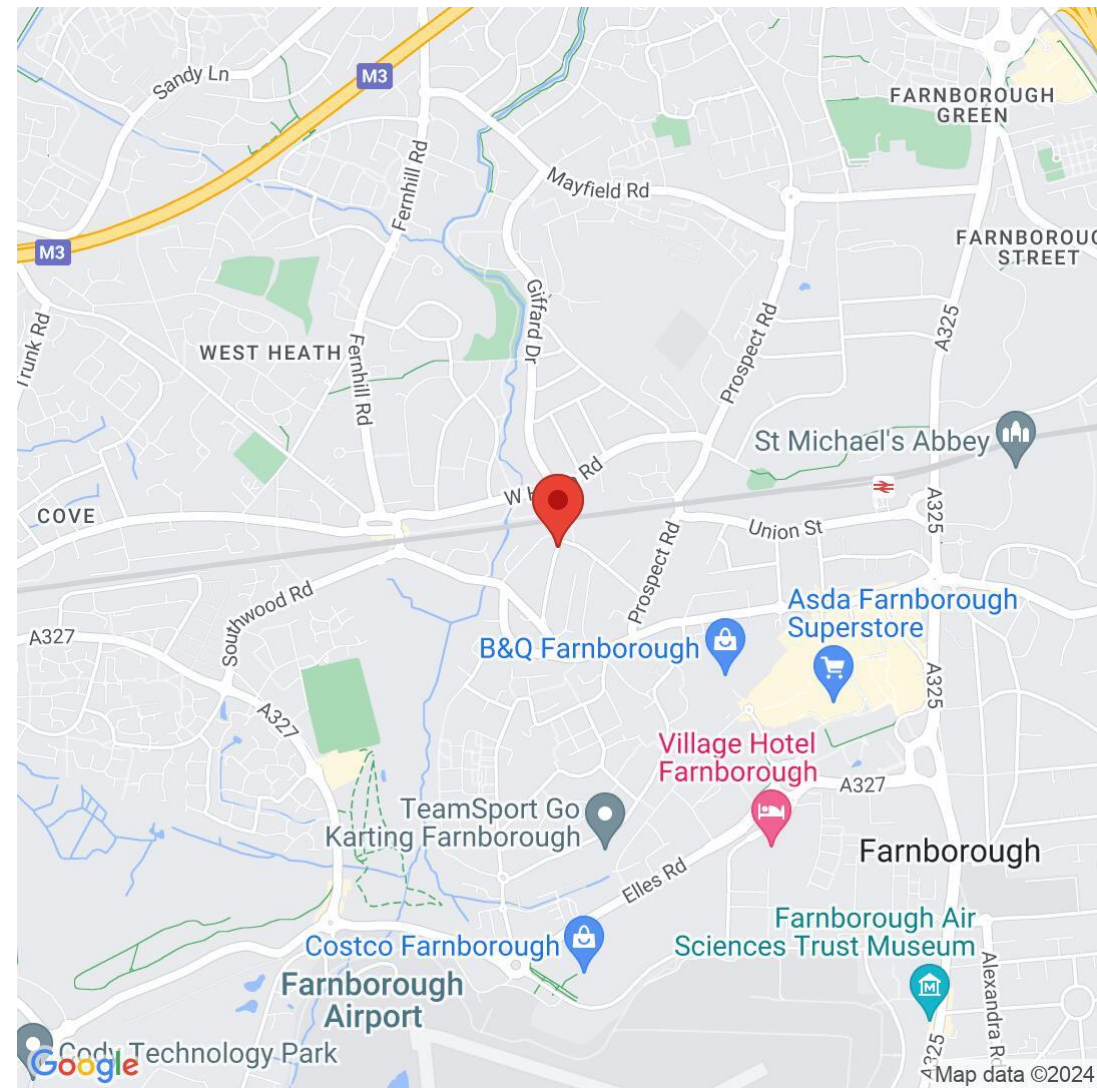
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1101137)

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		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	