



## 61 Osborne Road, FARNBOROUGH, Hampshire GU14 6AP

Offers in Excess of £519,000

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this beautifully presented home in the conservation area of South Farnborough. This extended, period property is immaculately presented with a modern interior whilst sympathetically retaining many of the character features of the original build. Ideally located within walking distance to the local shops, cafes and restaurants and also North Camp station. Just a short drive away you also have; Farnborough airport, the mainline station to London, Farnborough town centre and also the M3 and A331 are very accessible.

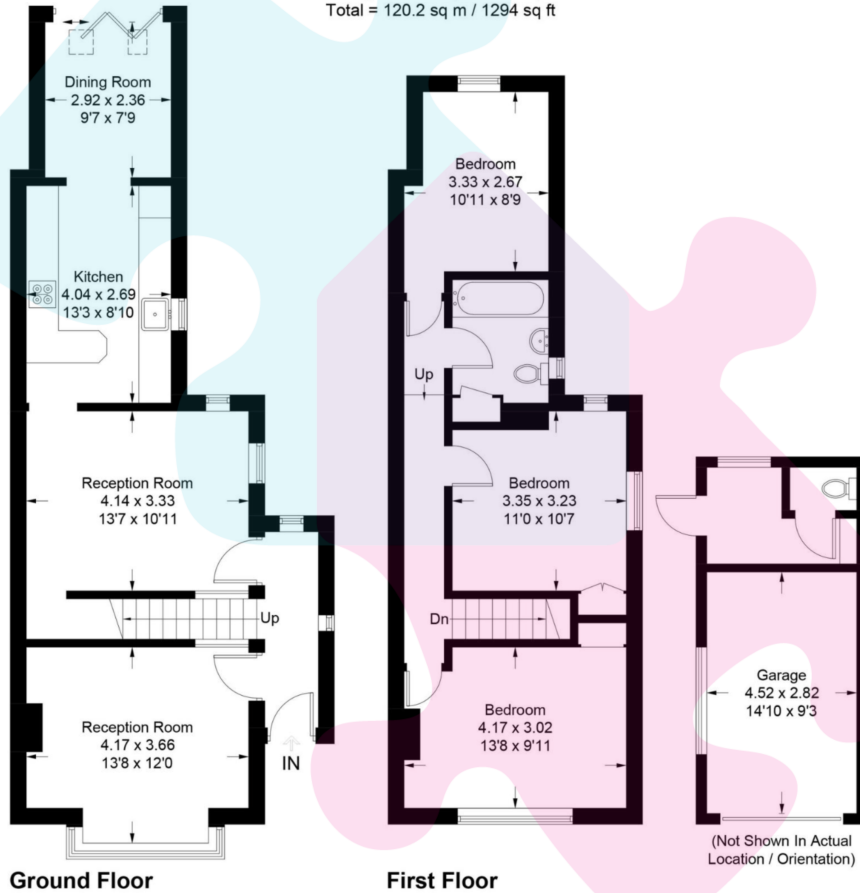
Accommodation comprises; a bright entrance hall, a large living room with feature fireplace, a generously sized dining room with opening through to a refitted contemporary-style kitchen/family room with Quartz worktops and bi-fold doors that open up to the secluded rear garden. Upstairs there are three good-sized double bedrooms and a refitted bathroom. The loft space is boarded and has natural light through the two Velux windows.

Outside is a secluded rear garden with both designated patio and decked areas, perfect for entertaining,





Approximate Gross Internal Area  
 Ground Floor = 55.9 sq m / 602 sq ft  
 First Floor = 46.2 sq m / 497 sq ft  
 Garage = 18.1 sq m / 195 sq ft  
 Total = 120.2 sq m / 1294 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- THREE DOUBLE BEDROOMS
- KITCHEN/FAMILY ROOM WITH BI-FOLD DOORS
- SPACIOUS DINING ROOM
- LARGE, SECLUDED REAR GARDEN
- COUNCIL TAX BAND = C
- CONSERVATION AREA
- LIVING ROOM WITH WOOD BURNER
- PLANNING PERMISSION FOR DOUBLE STOREY EXTENSION
- DETACHED GARAGE & DRIVEWAY

