



Osbornes  
Independent estate agents

Lynchford Road | Farnborough



# Osbornes are pleased to present this spacious three-bedroom split-level maisonette ideally located for access to local shops, schools and commuter routes, including the A331

Three Bedrooms | Modern Kitchen | Modern Bathroom | Cloakroom | Communal Parking | Available mid July

**£1,500 per month**

A spacious three-bedroom split-level maisonette ideally located for access to local shops, schools and commuter routes, including the A331 and North Camp train station. Set over two floors and offering approximately 872 sq ft of living space, the property comprises a bright and generous dual-aspect living/dining room, a stylish modern kitchen with integrated appliances and breakfast bar, and a convenient ground floor WC. Upstairs, you'll find three well-proportioned bedrooms, including two doubles and a versatile single ideal for a study or guest room. The modern family bathroom features a white suite and neutral finishes. Additional benefits include, double glazing throughout, ample storage, and a balcony with leafy views. Externally, the property enjoys well-maintained communal gardens and residents' parking to the rear. Offered unfurnished and available mid July, this home is perfect for a small family, or anyone seeking well-appointed accommodation in a convenient Farnborough location. Council Tax Band: CB EPC Rating: E Deposit Amount £1,730.77



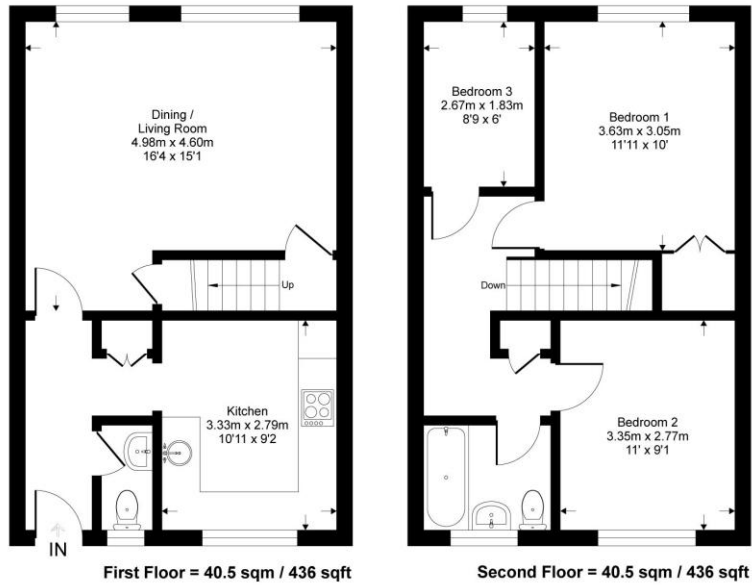






## Lynchford Road

Approximate Gross Internal Area = 81 sq m / 872 sq ft



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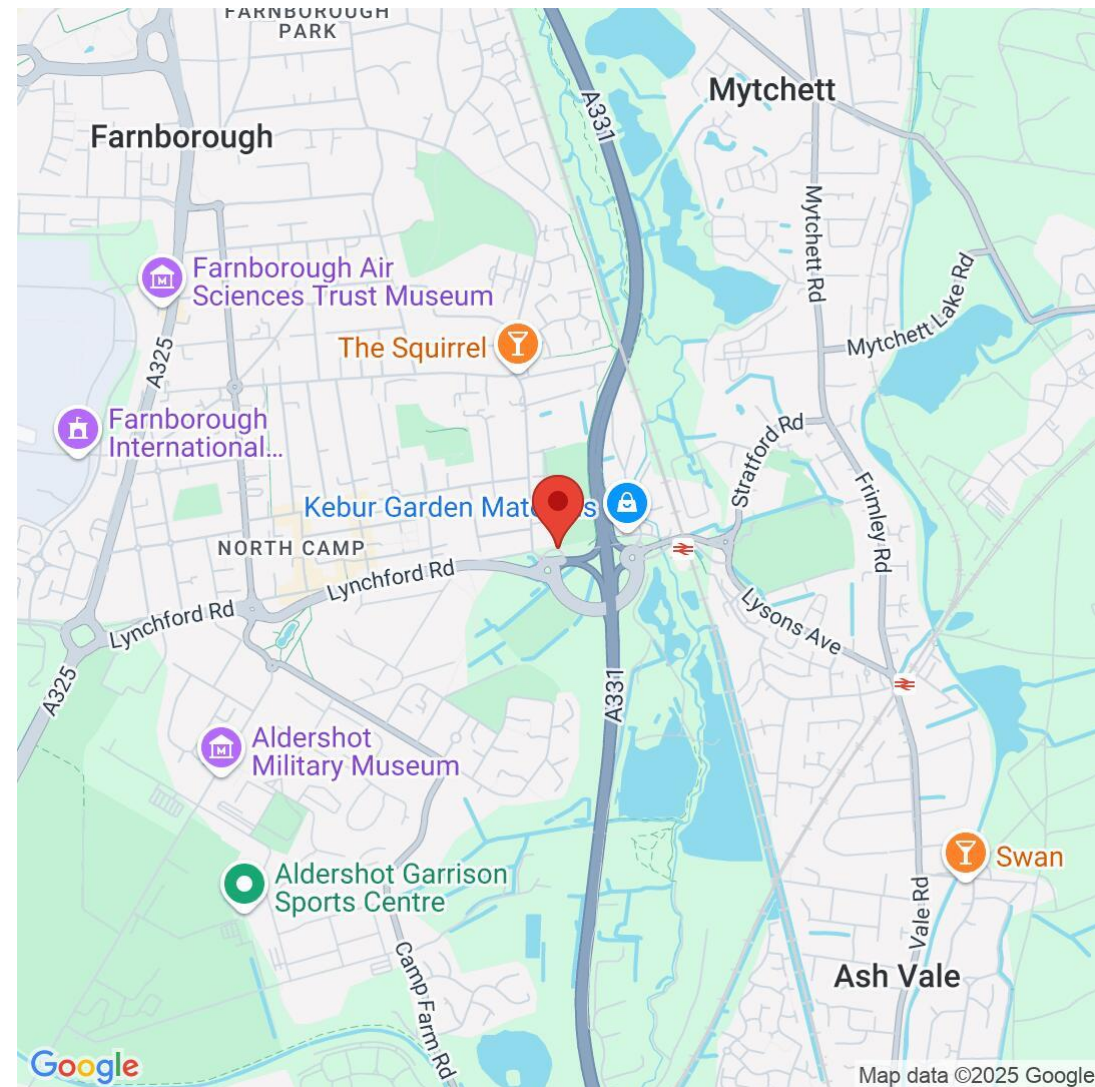
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 76        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            | 39      |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |