



Osbornes
Independent estate agents

Lion Road | Farnborough

A stylish and surprisingly spacious four-bedroom townhouse offering approximately 1,251 sq ft (116.2 sq m) of well-planned accommodation arranged over three floors.

Four Bedrooms | Three Bathrooms | Downstairs Cloakroom | Modern Kitchen | Low Maintenance Garden | Garage & Parking

£430,000 | Freehold

A stylish and surprisingly spacious four-bedroom townhouse offering approximately 1,251 sq ft (116.2 sq m) of well-planned accommodation arranged over three floors. The house is beautifully presented throughout, with a modern kitchen, a generous living/dining space opening directly to the garden, and excellent bedroom proportions — ideal for families, professionals, or anyone needing flexible work-from-home space. The ground floor offers a welcoming entrance hall, cloakroom/WC, a contemporary fitted kitchen with breakfast bar, and a bright living/dining room with wide doors opening onto the rear garden — perfect for entertaining and everyday family life. Upstairs, the first floor provides a large principal bedroom, a further bedroom/home office, and a modern shower room. The top floor continues with two additional double bedrooms and a family bathroom, giving the property fantastic versatility for growing families, guests, or multi-generational living. Outside, the private rear garden has been designed for low maintenance and maximum use, featuring a decked seating area with pergola-style cover and artificial lawn — a great space for outdoor dining, children's play, or relaxing. The is allocated parking for one car and a garage. Set within the highly regarded Farnborough Central development, the property enjoys a convenient town-centre position with Farnborough Mainline Station, local shops, cafés and leisure facilities all within easy reach, plus excellent access to the M3, A331 and nearby business parks — ideal for

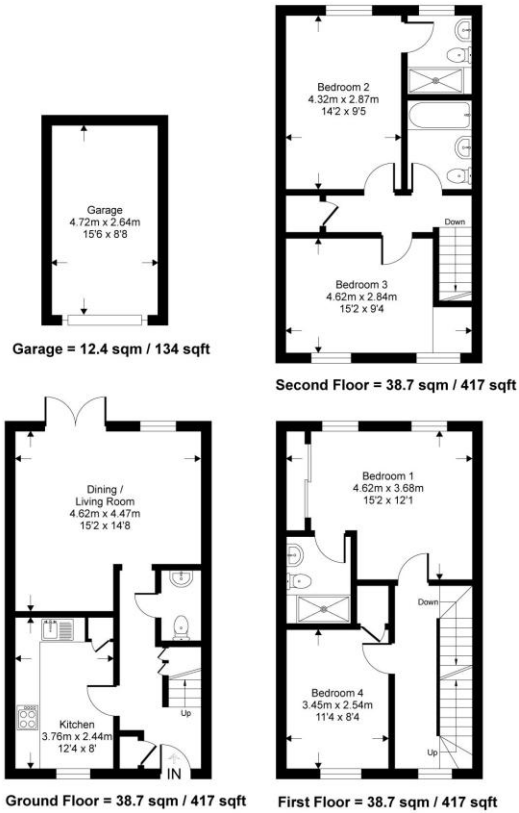


commuters and families alike. EPC Band: C
Council Tax Band: D Estate Charge £104PCM



Lion Road

Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft
 Approximate Garage Internal Area = 12.4 sq m / 134 sq ft
 Approximate Total Internal Area = 128.6 sq m / 1385 sq ft



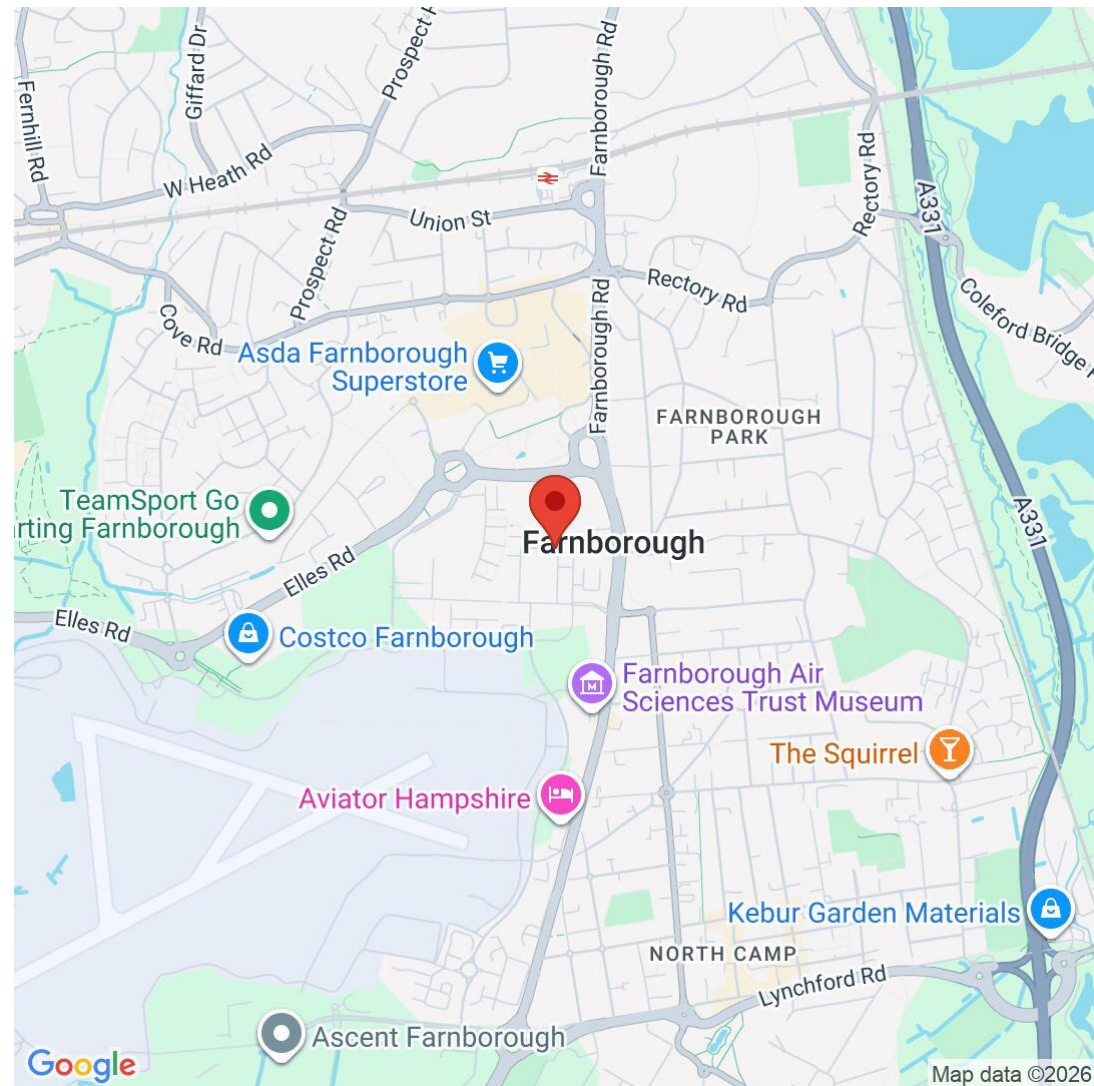
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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		
(81-91)	B		
(69-80)	C	79	83
(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	