

19 Lynford Avenue, Winchester, SO22 6BN

Guide Price: £620,000 Freehold

Nony Kerr Smiley in association with MARTIN&CO

MARTIN&CO

19 Lynford Avenue,
Winchester SO22 6BN

3 Bedrooms, 1 Bathroom

Guide Price: £620,000

- Three-bedroom semi-detached home in sought after Weeke
- Impressive extended open plan kitchen/dining/family room
- Good sized living room with gas fire
- Versatile third reception room ideal as study, gym or fourth bedroom
- Contemporary ground floor family bathroom
- Utility room and garage/store
- Large southerly facing garden
- Ample driveway parking for several vehicles and former garage/storeroom
- Close to excellent local schools, including Peter Symonds Sixth Form College, and local amenities
- Close to Winchester city centre and mainline railway station
- EPC Band D; Council Tax Band D













19 LYNFORD AVENUE, WINCHESTER SO22 6BN

A well-presented and cleverly extended three-bedroom semi-detached home, offering spacious and versatile accommodation of approximately 1,400 sq ft, complemented by a substantial southerly-facing rear garden. Situated in the highly sought-after Weeke area of Winchester, the property is ideally positioned for excellent local schools, everyday amenities, the mainline railway station and the city centre.

This attractive chalet-style home has been thoughtfully extended and improved to create a wonderful family home, with the impressive open-plan kitchen, dining and family room undoubtedly forming the heart of the property.

Stretching across the rear of the house, this superb space is flooded with natural light from a large roof lantern and an extensive opening with full width bi-fold windows onto the rear terrace, creating a seamless connection between the house and garden. The contemporary kitchen provides generous worktop and storage space, while the adjoining dining and family areas offer ample room for both everyday living and entertaining, with delightful views across the garden.

A separate, well-proportioned sitting room provides a comfortable retreat, complete with a gas fire, while a further versatile reception room to the front of the house is currently arranged as a bedroom but would work equally well as a home office, playroom or gym.

A contemporary family bathroom and a useful utility room complete the ground-floor accommodation.





Adding to versatility to this family home, there is flexibility to have a bedroom/additional living room) on the ground floor (*photographed above*), along with the bathroom (*photographed below*).













AND SO TO BED:

Upstairs, the first floor offers two well-proportioned double bedrooms, together with a further room currently used as a small bedroom, providing flexibility for modern family living.







THE PROPERTY – USEFUL INFORMATION

Construction: Chalet style semi-detached home believed to date from the 1960's. Extended to the rear to create an open plan kitchen/family room.

Garage altered to form a storeroom and utility room.

Overall plot: 0.13 acres.

Tenure: Freehold

Parking: Ample driveway parking
(Former garage now converted to store & utility/boot room)

EPC Band D; Council Tax Band D

Services: Mains drainage, electricity, water and gas.

Heating: Gas fired central heating system

Broadband: (Source Ofcom):
Ultrafast Broadband available: 1000 mbps download

Flood Risk (Source: Govt Environment Agency):
Rivers and Seas and Surface Water Risks Very Low.

LOCATION:

Bereweeke is a popular area in Winchester within easy reach of the city centre and the mainline railway station with services to London Waterloo. Within a short walk of Lynford Avenue there are local shops such as a Spar, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants.

The property is well positioned within walking distance of Winchester's mainline railway station, offering direct services to London Waterloo, making it an excellent choice for those commuting to the capital. A variety of independent shops, cafés, restaurants, takeaways and popular local pubs are also close at hand, providing a wonderful sense of neighbourhood life.

The historic city centre is also within easy reach, offering an excellent selection of boutiques, shops, restaurants and cultural attractions. Winchester's magnificent cathedral, Theatre Royal, cinema, museums and picturesque riverside walks provide plenty of opportunities for leisure and recreation.





EDUCATION:

Schooling: The property falls within catchment for Weeke School, The Henry Beaufort School, and Peter Symonds 6th Form College, each of which are within walking distance.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Farleigh School; Twyford School and Prince's Mead.





OUTSIDE AND GARDENS:

The property enjoys a particularly generous southerly-facing rear garden, which is a real highlight of this lovely home. Predominantly laid to lawn and bordered by mature trees, shrubs and established planting, the garden offers an excellent degree of privacy and a wonderful setting for family activities, outdoor entertaining and gardening enthusiasts.

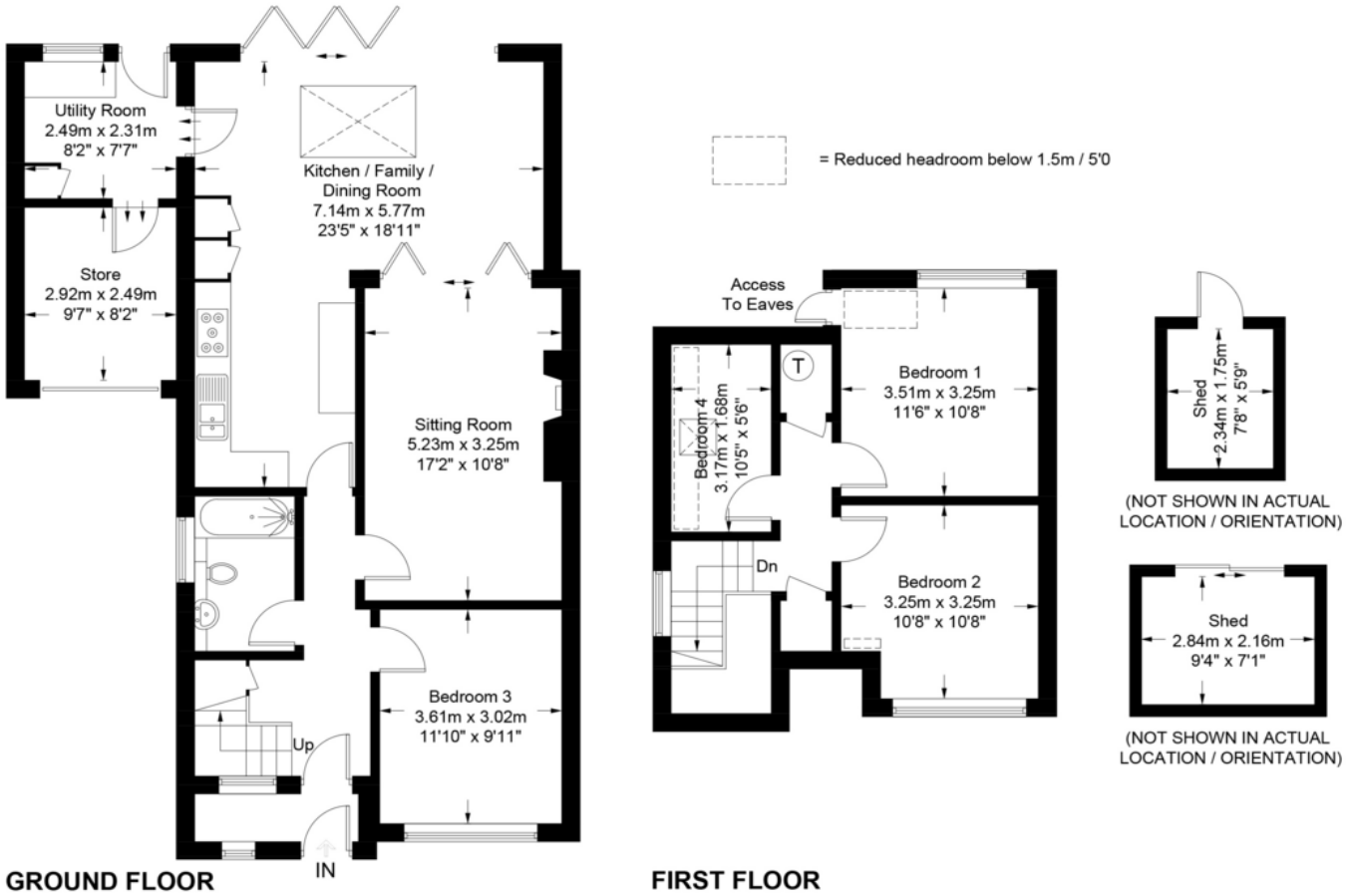
Bifold doors open from the kitchen to a sunny terrace, with plenty of space for entertaining and relaxing, and steps rise to the garden. To the rear are two useful large garden storage sheds.

To the front block paving provides a good off-street parking for up to three cars and a low wall screens a lawned area from the street. The property rises slightly from street level and is well set back from the road.





Approximate Gross Internal Area = 131.1 sq m / 1411 sq ft
Sheds = 10.2 sq m / 110 sq ft
Total = 141.3 sq m / 1521 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1348118)

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