



Selbon

Residential sales & lettings

Sycamore Road, Lindford,
Bordon, GU35 0RD

Offers over £450,000 Freehold



01252 979300

Selbonproperty.co.uk

- Four Bedroom Detached Family Home
- Entrance Hallway & Cloakroom
- Three Piece Family Bathroom
- Village Park, Community Hall & Local Pub Close By
- Cul-De-Sac Location & No Onward Chain
- Kitchen/Dining Room & Living Room
- Bedroom One With En-Suite Shower Room
- Mature Rear Garden, Detached Garage & Parking Space
- Close to Outdoor Space (Hogsmoor Inclosure & Alice Holt)
- Gas Central Heating & Double Glazed Windows

****NO ONWARD CHAIN****

Selbon Estate Agents are delighted to offer to the market this well-appointed and attractive four bedroom detached family home built by Bellway homes, situated in this cul-de-sac location within 0.5 miles of Lindford Village centre.

The property boasts over 1400Sq.Ft. over three floors offering versatile living accommodation.

On entering the property you are welcomed into a reception hallway with stairs to the first floor and a cloakroom. The 15ft. front aspect kitchen/dining room boasts a beautiful bay window. The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Built-in appliances include; gas hob with extractor over, dishwasher, double oven and microwave. A rear aspect living room features French doors leading to the rear garden.

To the first floor, there are two bedrooms and family bathroom, the main bedroom benefitting from an ensuite shower room, whilst on the second floor are two further bedrooms.

Externally the well-stocked rear garden is mainly laid to lawn with an array of flower and shrub planting. Immediately to the rear of the property is a patio area, ideal for entertaining.

Opposite the property is a detached garage with up and over door. Adjacent to the garage is an allocated parking space. On-street parking can also be found nearby.

The property is located close to Lindford village with its range of local shops. Liphook is within 4 miles and provides a more comprehensive range of facilities as well as a mainline railway station. Lindford is well placed for other nearby towns such as Alton, Farnham and Haslemere whilst the surrounding countryside is well known for its natural beauty with many attractions under the ownership of the National Trust.

The Lindford Community Hall and park are within close proximity as well as The Royal Exchange "Gastro" pub. The nearby village of Bordon offers further eateries, shops and outlets. For the commute the A3 is also within easy reach.





Syringa Cottage

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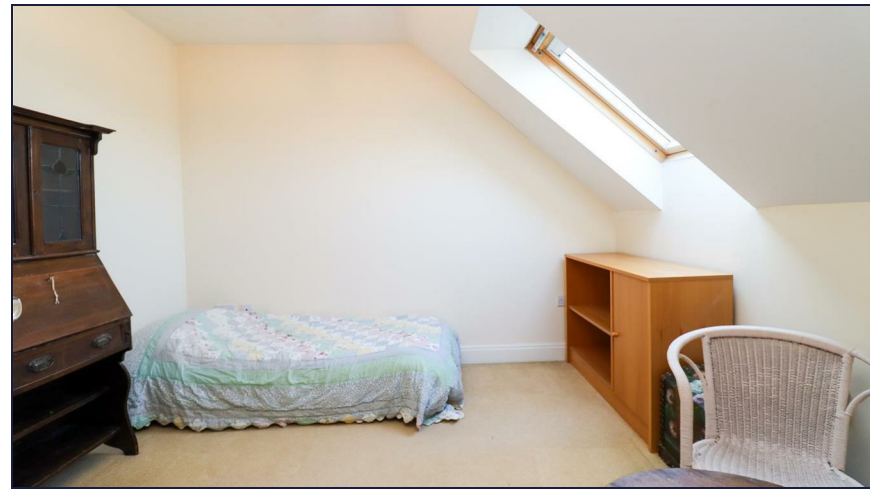
Lindford
Village Hall









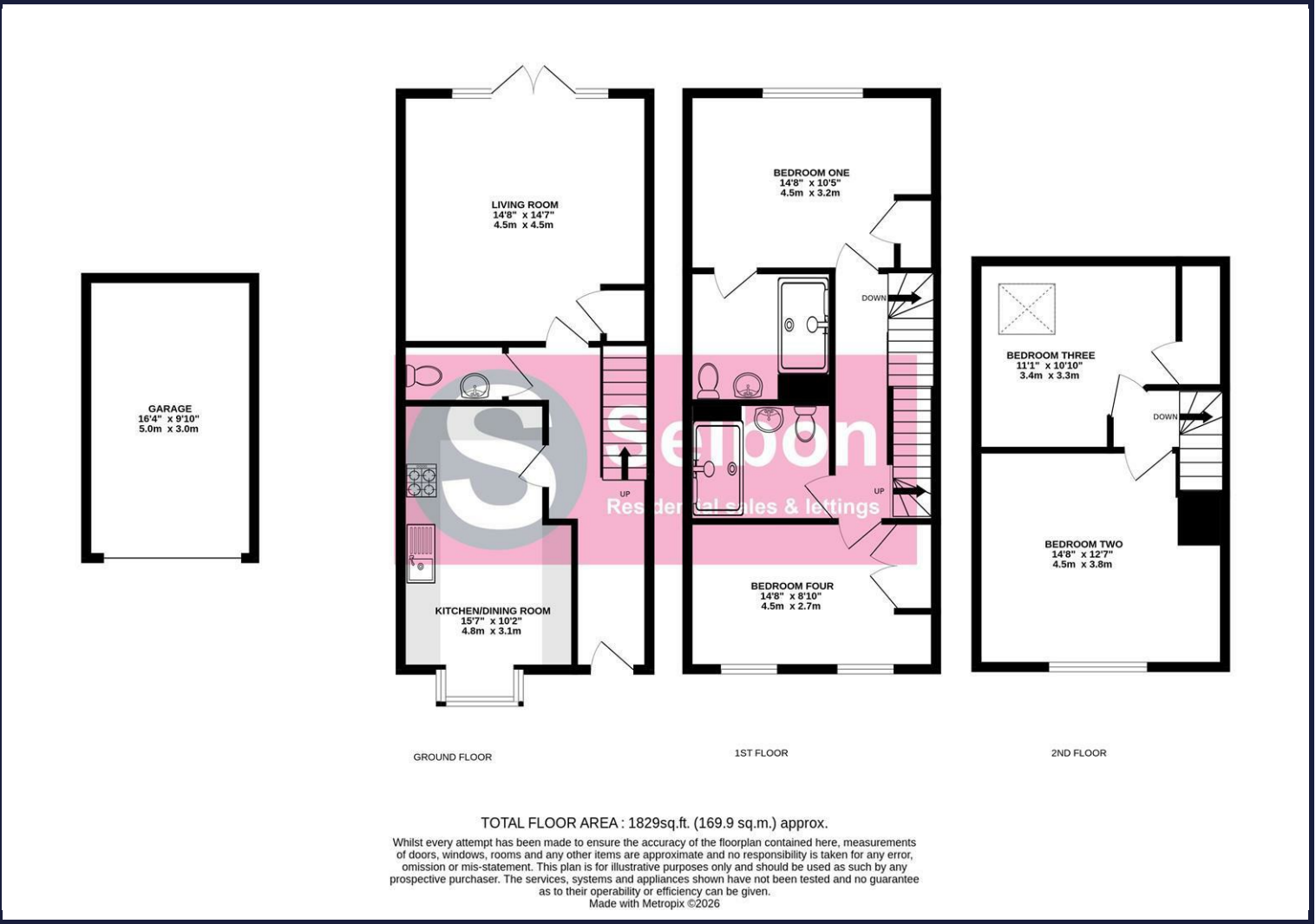




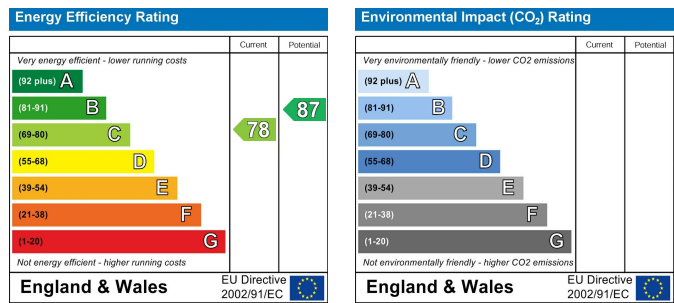


Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band: D

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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