



**Osbornes**  
Independent estate agents

Lynchford Road | Farnborough



# A beautifully presented character terraced home offering approximately 80.2 sq m / 864 sq ft of well-planned accommodation, blending period charm with a smart, modern finish.

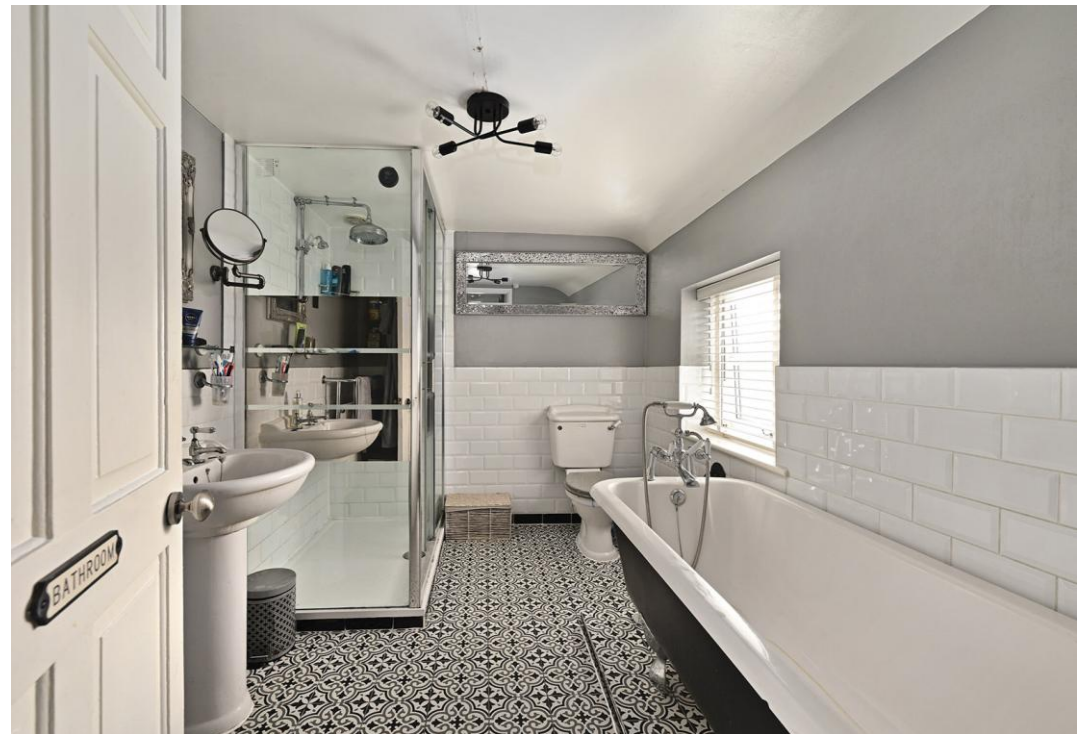
Two Double Bedrooms | Spacious Lounge/Diner | Modern Shaker Style Kitchen | Modern Upstairs Bathroom | Enclosed Rear Garden | No Onward Chain

**£335,000 | Freehold**

A beautifully presented character terraced home offering approximately 80.2 sq m / 864 sq ft of well-planned accommodation, blending period charm with a smart, modern finish. The ground floor is particularly impressive, with a generous open-plan dining/living room measuring 6.81m x 4.27m (22'4 x 14') — a superb space for relaxing or entertaining, complemented by a feature fireplace and fitted shelving. To the rear, the kitchen is well appointed with modern cabinetry and excellent worktop space, with access out to the garden. Upstairs, there are two well-proportioned bedrooms, including a generous principal room with extensive fitted wardrobes. Bedroom two measures 3.35m x 2.69m (11' x 8'10) — ideal as a second bedroom, nursery or home office. The bathroom is a real standout, featuring both a freestanding roll top bath and a separate double shower enclosure, finished in a clean, contemporary style. Outside, the rear garden offers a patio seating area, lawn and useful storage/outbuilding. Located in the popular area of South Farnborough, this property is within easy reach of local amenities, Outstanding-rated schools, and convenient transport links into London and other major hubs, making it an ideal home for families and professionals alike. Council Tax Band C - EPC Band C

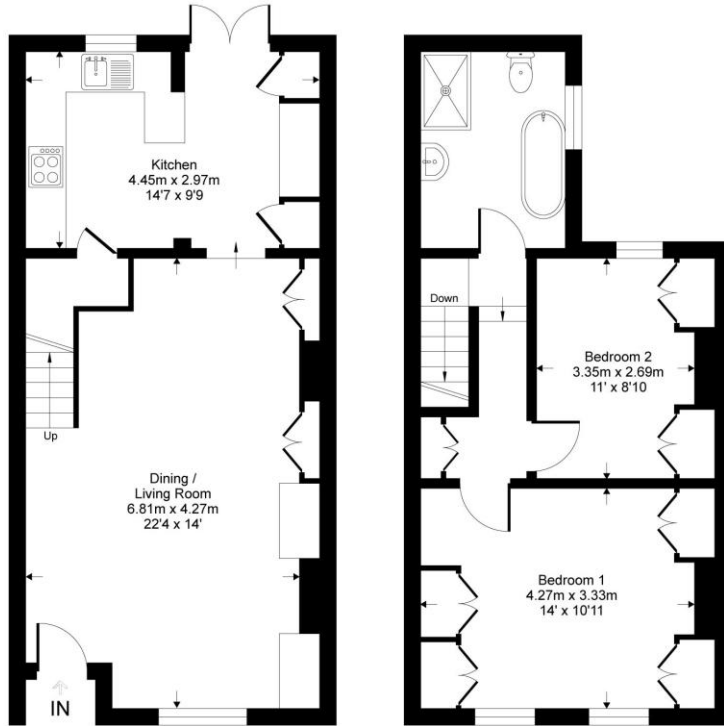






## Lynchford Road

Approximate Gross Internal Area = 80.2 sq m / 864 sq ft



Ground Floor = 43.1 sqm / 465 sqft

First Floor = 37 sqm / 399 sqft

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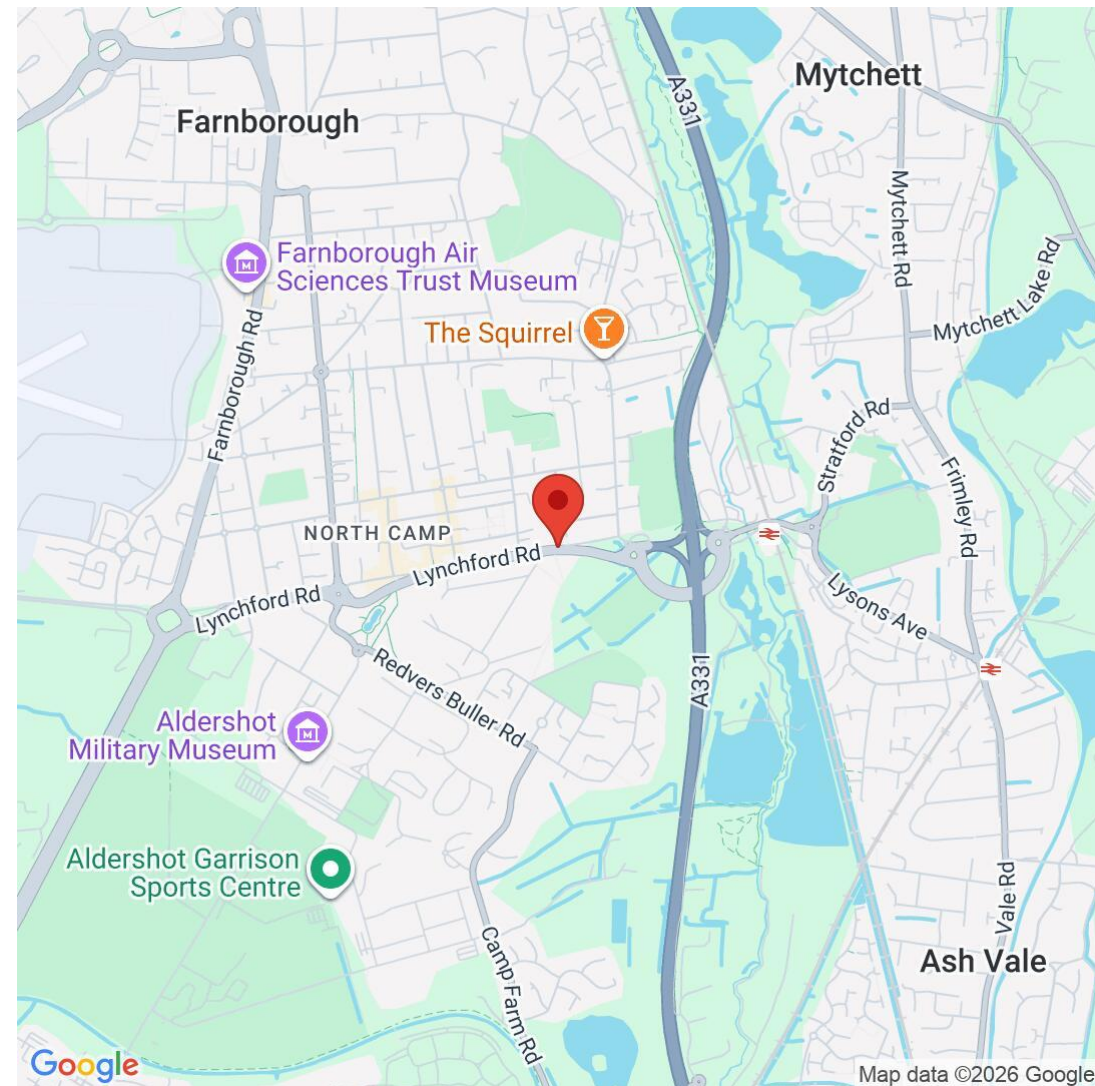
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>		89
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		