



Osbornes
Independent estate agents

Lynchford Road | Farnborough

This 1930's style three bedroom semi detached house is full of character charm yet still offers modern living for the family.

1930's Style Semi-Detached | Three Bedroom | Two Reception Rooms | Open Plan Kitchen/Lounge/Diner | Driveway | Rear Garden with Side Gate Access

£450,000 | Freehold

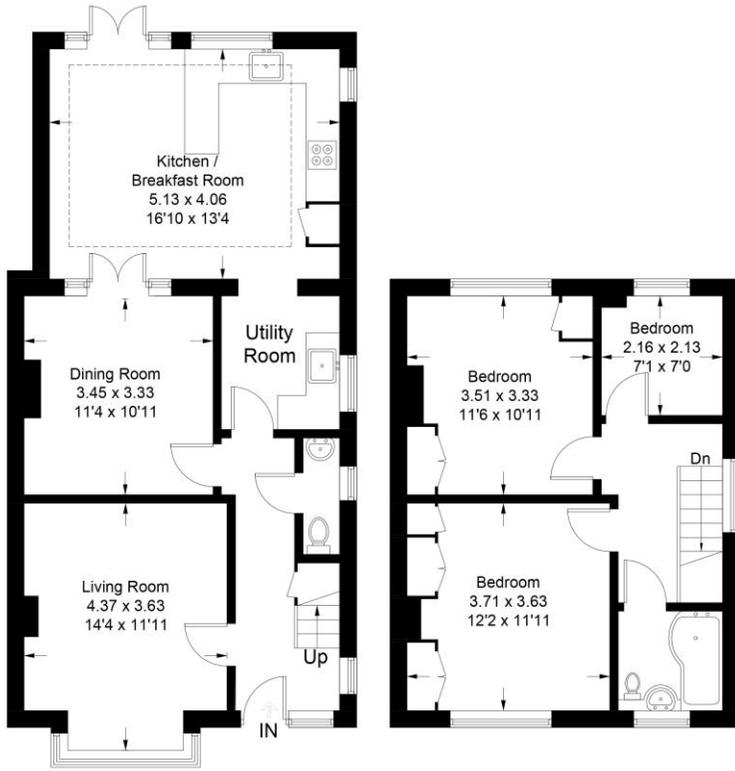
This 1930's style three bedroom semi detached house is full of character charm yet still offers modern living for the family. With three bedroom and family bathroom to the first floor, charming entrance hall with wood flooring and original doors opening into the living room, dining room and open plan kitchen/family room/conservatory. The living room boasts wood flooring, a feature fire place, bay window with wooden shutters along. The wood flooring continues into the dining room which is spacious enough for a family dining table and side board. The Kitchen has a selection of integrated appliances and gas range cooker. With space for family dining table and sofa. Glazed French style doors opening onto the rear garden. With side gate access and driveway to the front, this delightful family home is nestled in the heart of school catchments and convenient for local shops and amenities along with road links to the A331, M3, A31 and A3. With buses running every 10 minutes to Farnborough Main and Aldershot train stations.

Council Tax Band C £1967 - EPC Band D





Approximate Gross Internal Area
 Ground Floor = 65 sq m / 700 sq ft
 First Floor = 40.9 sq m / 440 sq ft
 Total = 105.9 sq m / 1140 sq ft



Ground Floor

First Floor



Lynchford Road

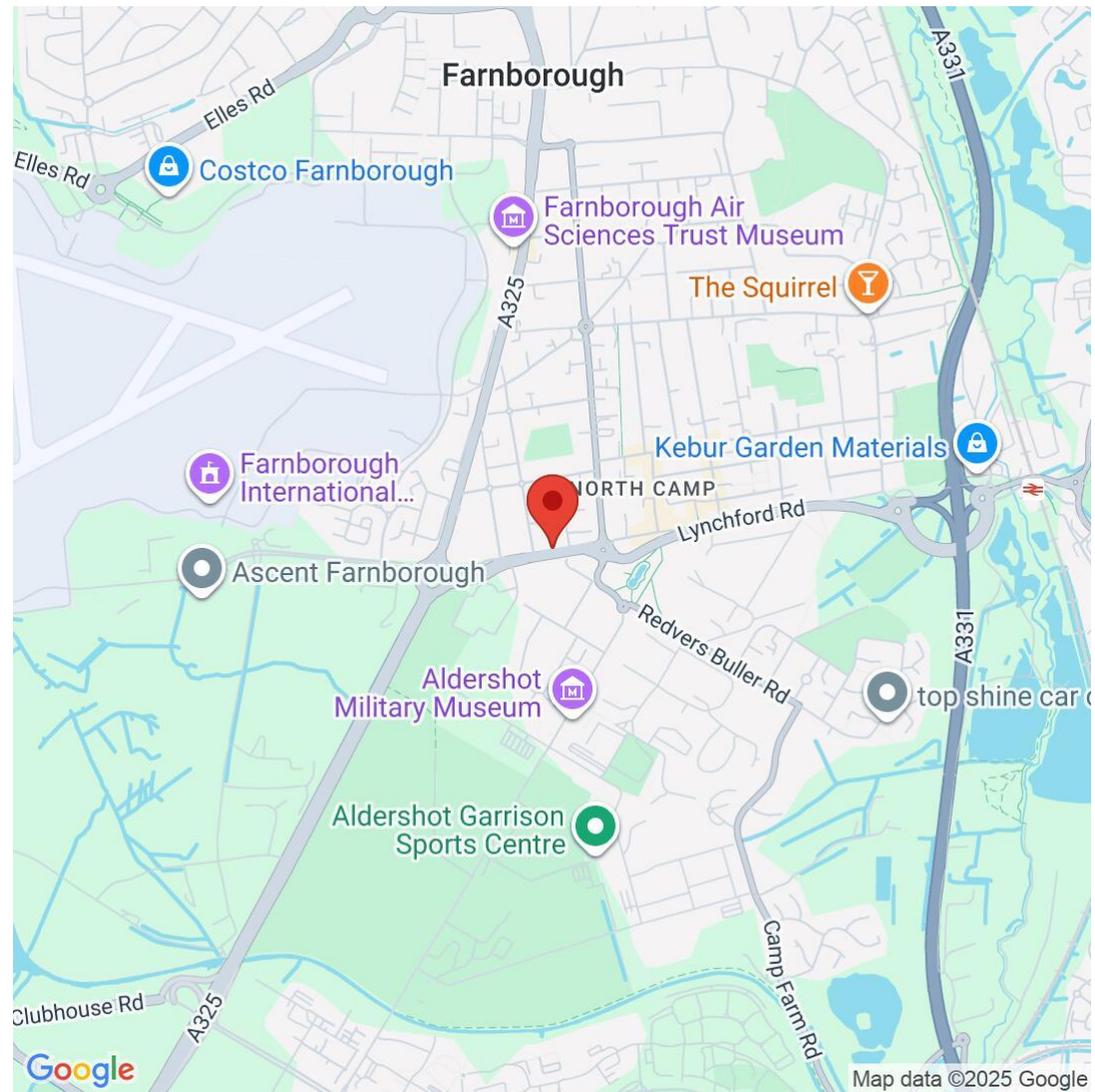
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1012813)

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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		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	