



**Lynchford Road, Farnborough, GU14**

**£180,000 Leasehold**



- **One Double Bedroom**
- **Fitted Kitchen**
- **Private Balcony**
- **Bonus Room**

**PRIVATE BALCONY.** This converted one double bedroom apartment benefits from a fitted kitchen, lounge/diner with working open fireplace, private balcony and bonus room. Located in South Farnborough set in an ideal location for the commuter with excellent bus routes, rail, road and general transport networks; Farnborough mainline station will take you into London Waterloo in under 40 minutes and there is access to the M3 bringing Farnham, Fleet, Basingstoke and Camberley within easy reach.



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## Entrance Hall -

Security entry phone system, doors to:

## Lounge/Diner - 14'7" x 10'6" (4.45m x 3.20m)

UPVC double glazed window, feature working fireplace, UPVC double glazed door to private balcony.

## Private Balcony -

## Feature Fireplace -

## Kitchen - 11'10" x 8'3" (3.61m x 2.51m)

UPVC double glazed window, range of eye and base level units with roll top worksurfaces, inset double sink with mixer tap, built in oven, four ring gas hob with extractor above, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, radiator.

## Bonus Room - 9'4" x 7'1" (2.84m x 2.16m)

UPVC double glazed window, pedestal wash hand basin, radiator.

## Bedroom - 14'8" x 7'5" (4.47m x 2.26m)

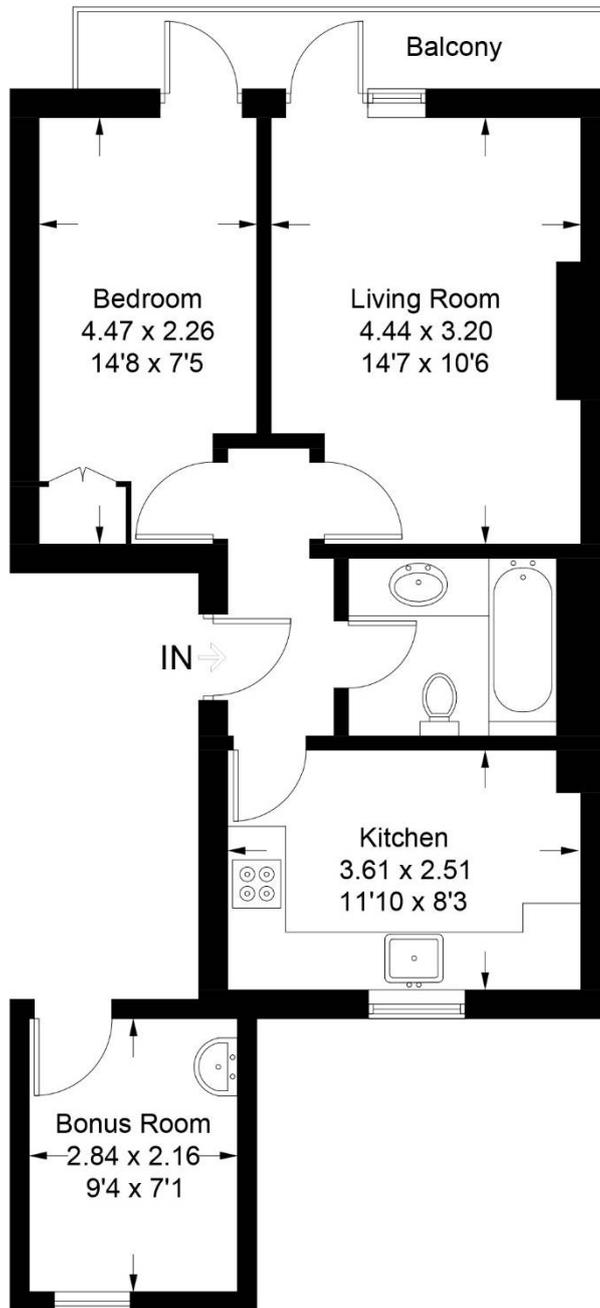
UPVC double glazed door to balcony, fitted wardrobe with storage above, radiator.

## Bathroom -

Panel enclosed bath with mixer tap and shower attachment, low level w.c, wash hand basin with storage below, heated towel rail, part tiled walls.



Approximate Gross Internal Area Total = 42.3 sq m / 455 sq ft  
Bonus Room = 6.1 sq m / 66 sq ft  
Total = 48.4 sq m / 521 sq ft



**First Floor**

**Osbornes**  
Independent estate agents

**Lynchford Road**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID678769)