



**Osbornes**  
Independent estate agents

Lynchford Road | Farnborough



# This characterful 1930's style three-bedroom detached house, ideally situated on the popular Lynchford Road.

Three Bedrooms | Two Reception Rooms | Detached Property with Bay Frontage | Modern Family Bathroom | Driveway Parking | Detached Garage

**£475,000 | Freehold**

This characterful 1930's style three-bedroom detached house, ideally situated on the popular Lynchford Road. Retaining many original features while offering excellent scope for modernisation, this well-proportioned family home provides a superb opportunity for buyers looking to personalise a property in a highly convenient location.

On the ground floor, the property comprises a welcoming entrance hallway, a spacious front-facing living room with bay window and feature fireplace, and a separate dining room with patio doors opening to the rear garden. The kitchen sits to the rear of the home and offers access to a useful covered side passage and garage.

Upstairs, you'll find three bedrooms—two generous doubles and a single—along with a well-appointed modern family bathroom featuring a P-shaped bath with shower over.

Externally, the property benefits from off-road parking to the front and a mature rear garden, mainly laid to lawn with well-established borders, a detached garage, and ample space for outdoor entertaining.

Further highlights include double glazing, gas central heating, and a quiet residential setting within easy reach of local schools, amenities, and transport links including North Camp and Farnborough mainline stations.



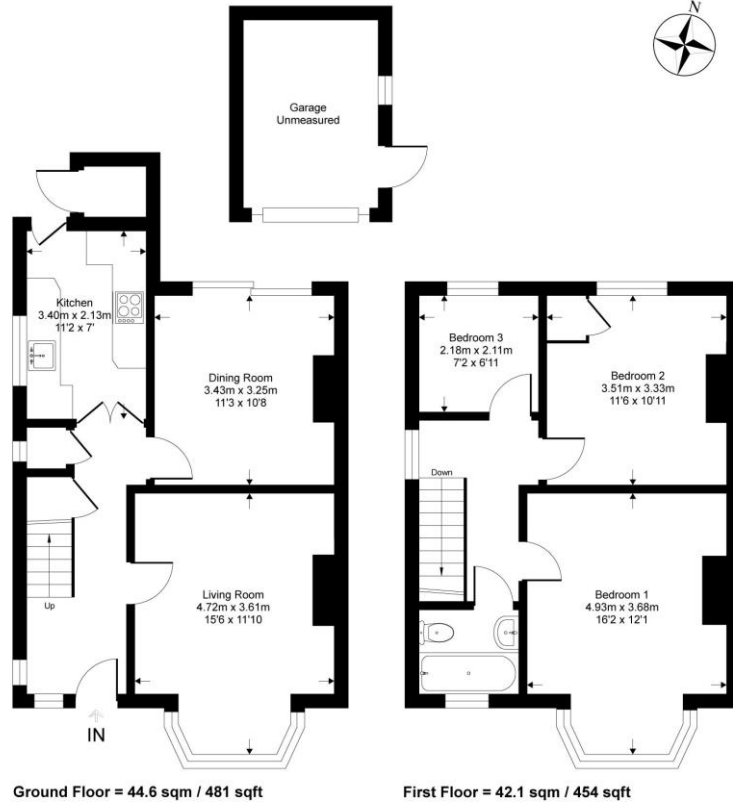






## Lynchford Road

Approximate Gross Internal Area = 86.8 sq m / 935 sq ft (excludes garage)  
Approximate Outbuilding Internal Area = 1.3 sq m / 14 sq ft  
Approximate Total Internal Area = 88.1 sq m / 949 sq ft



Osbornes  
independent estate agents

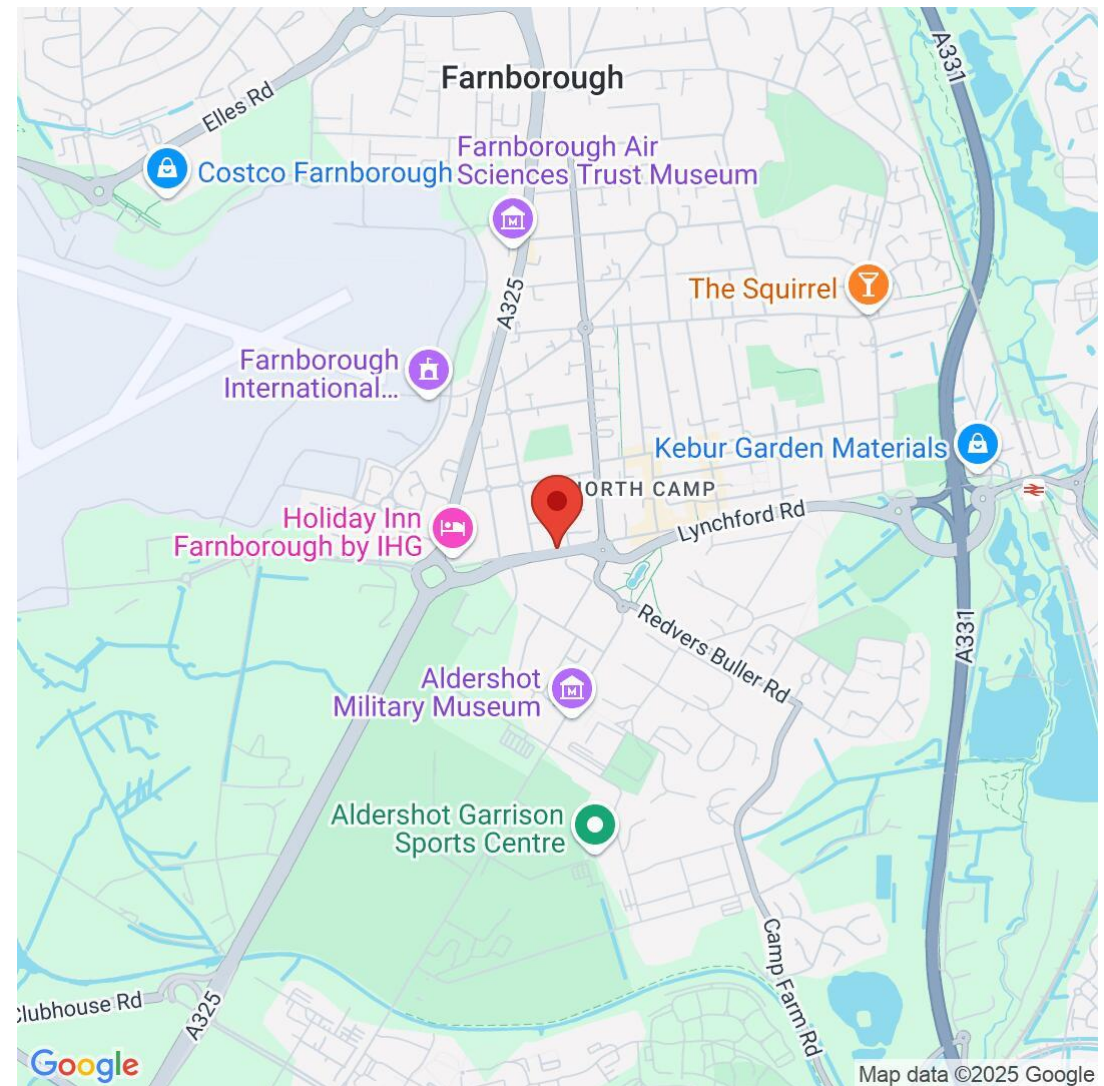
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

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