



ESTATE AGENTS



Linstead Road, Farnborough, Hampshire

Price Guide £475,000

Linstead Road, Farnborough, Hampshire

Situated in a quiet cul-de-sac backing onto woodland, this three-bedroom detached family home is offered to the market with no onward chain. Deceptive from the front, the property features a wrap-around garden, a 19ft living area, a cloakroom, and a garage. Hawley Woods, local amenities, schools, stations, and major road links are all easily accessible. With potential to extend (subject to planning permission), viewing is highly recommended to appreciate the property fully.

Upon entering, you are greeted by an entrance hall with space for shoes and coats, along with doors leading to the main living area, cloakroom, and kitchen. The main living area is a light and well-proportioned double-aspect room, measuring 19ft in width. There is plenty of space for sofas and a dining table. The room also offers a pleasant view over the rear garden and provides access to it. The kitchen is equipped with a range of eye and base-level storage units, a work surface area, a built-in hob, oven, and dishwasher, along with space for a fridge and freezer.

On the first floor, you will find three bedrooms and a bathroom. Bedrooms one and two benefit from built-in storage. The bathroom is fully tiled and fitted with a white suite, including a bath, walk-in shower cubicle, WC, and hand basin.

The rear garden enjoys a fair amount of privacy with a tree-lined outlook. It wraps around the side of the property and is larger than expected, featuring a patio area, lawn, and mature flower beds. A shed offers additional storage. The garage provides parking or storage but could be converted to suit your needs.

Freehold
Council tax band D

- Three Bedroom Home
- Detached
- Living/Dining Room
- Downstairs WC
- In Need Of Modernisation
- Wrap Around Garden
- Garage
- Potential To Extend (STPP)
- No Onward Chain

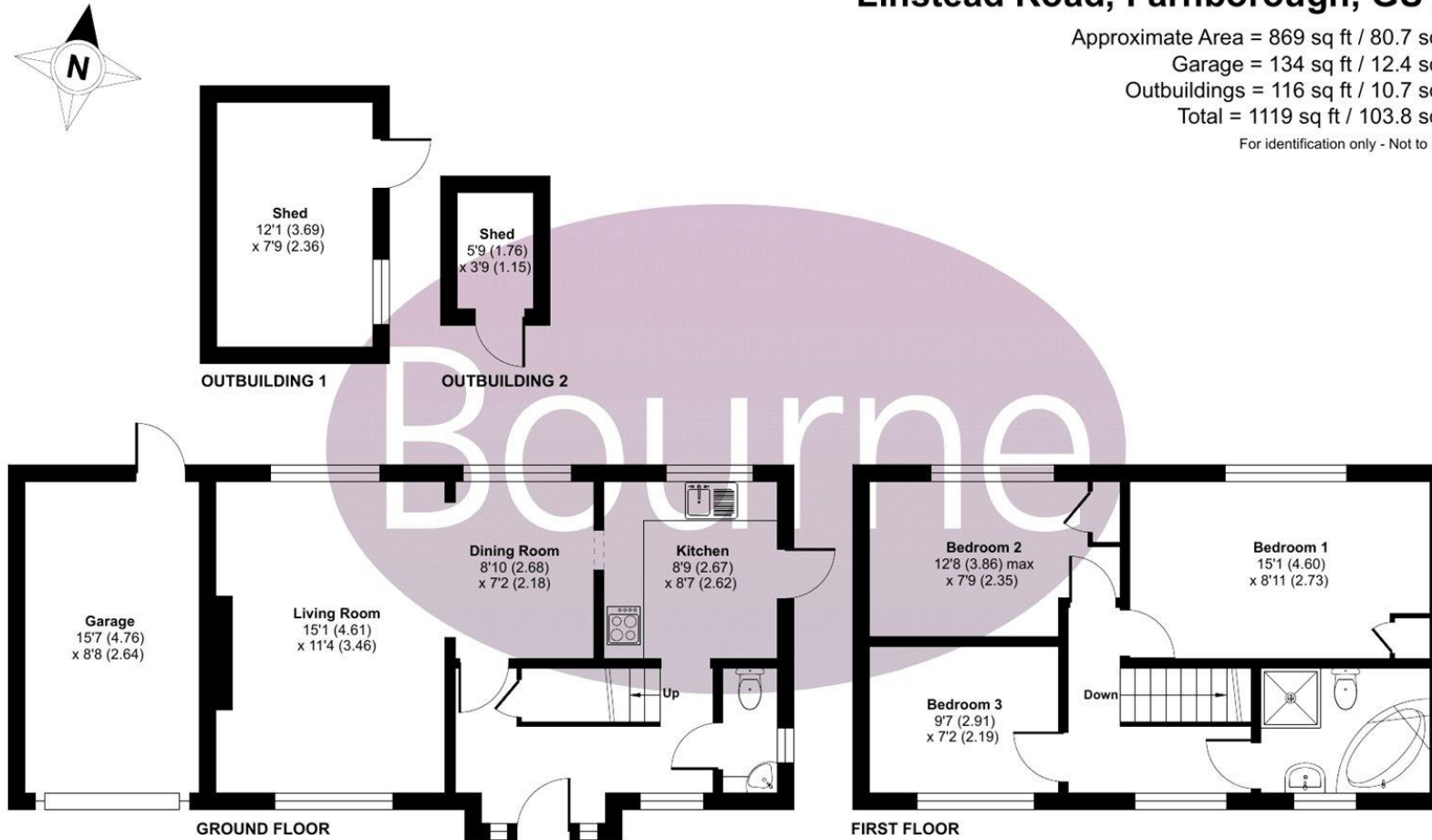


Floorplan

Linstead Road, Farnborough, GU14

Approximate Area = 869 sq ft / 80.7 sq m
Garage = 134 sq ft / 12.4 sq m
Outbuildings = 116 sq ft / 10.7 sq m
Total = 1119 sq ft / 103.8 sq m

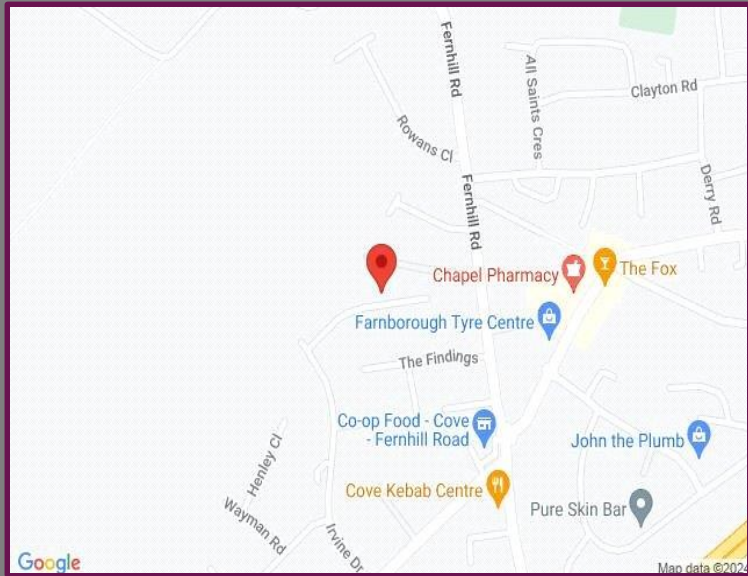
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1154122

Location

This property backs onto Hawley Woods, ideal for leisurely strolls and walking the dog. Set within a cul de sac setting, the home is within easy reach of local amenities and several good schools, The Ferns Primary Academy, Pinewood Infants and Guillemont Juniors. The thriving town of Farnborough connects to the M3 and major roads, providing excellent links to the coast, city and airports. It has become a choice setting for business headquarters and hosts the 'International Air Show'. A choice of three stations, Farnborough main, Farnborough North and North Camp, collectively serve links to London Waterloo, Reading and Gatwick Airport.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(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	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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