



ESTATE AGENTS



Lindford, Hampshire

Guide Price £500,000

Lindford, Hampshire

This impressive detached residence is located within a contemporary Lindford development. Spanning three levels, the property boasts five bedrooms, including two with en suite facilities, and a shared family bathroom. The house also features a kitchen/breakfast room, a separate dining room, a living room that opens into a conservatory, and a detached garage with ample parking space.

The kitchen/breakfast room is likely a well-appointed and functional space that caters to both practical cooking needs and relaxed dining experiences. Its design and features would contribute to the overall comfort and enjoyment of the home's residents.

Two of the bedrooms benefit from an en suite. Additionally, there is a family bathroom.

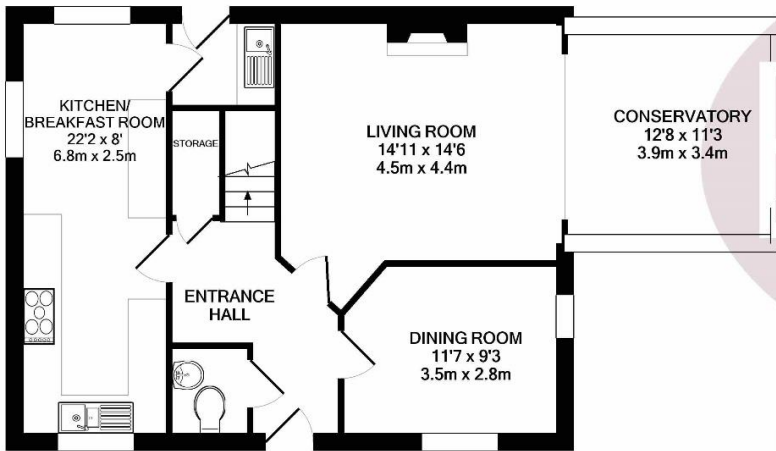
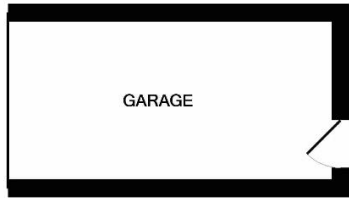
Garage and driveway parking complete the external space.

Freehold

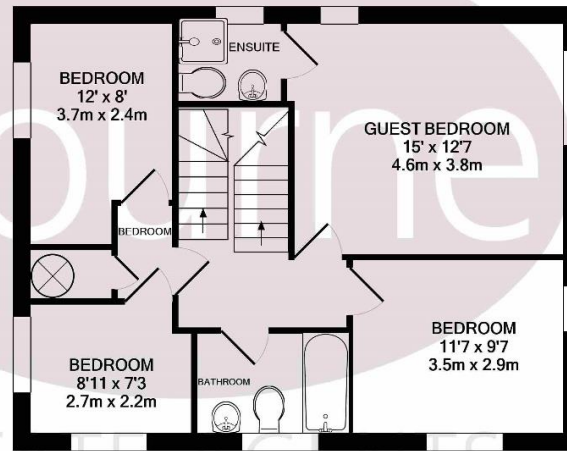
- Five Bedroom Detached
- Town House
- Living Room
- Dining Room
- Downstairs Cloakroom
- Kitchen/Breakfast Room
- Conservatory
- Two En Suites
- Garage And Driveway
- No Onward Chain



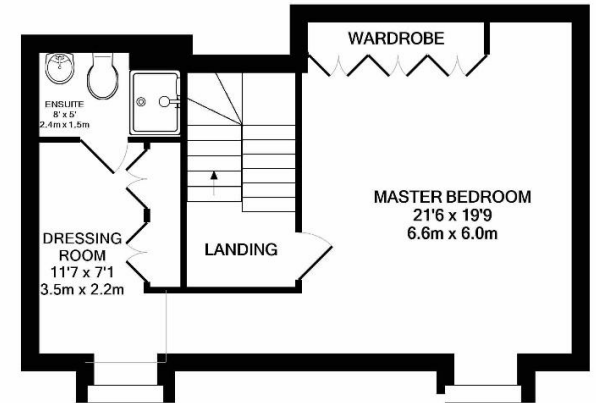
Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 928 SQ.FT.
(86.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)



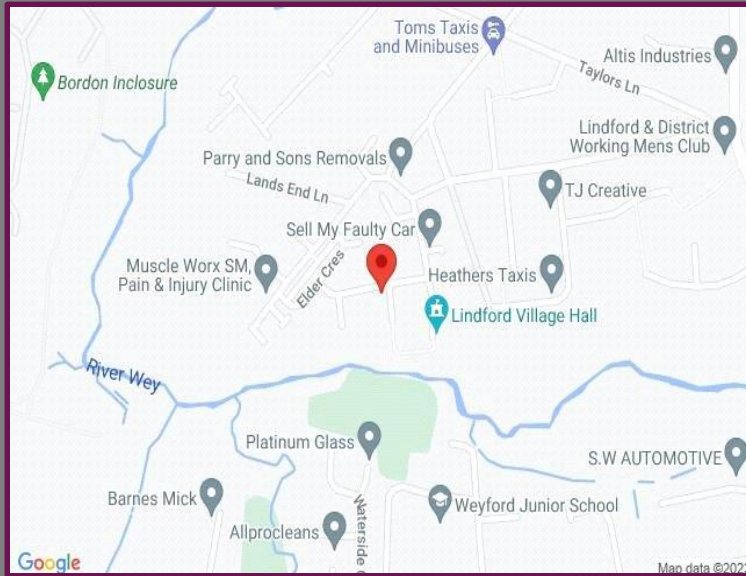
2ND FLOOR
APPROX. FLOOR
AREA 499 SQ.FT.
(46.4 SQ.M.)

FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 2060 SQ.FT. (191.3 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location

This property can be found on Rowan Road, a popular residential development in Lindford. Within the immediate area, there is a convenience store, a public house and Bordon enclosure. Mainline train stations serving London Waterloo can be found in Bentley and Liphook. The property also offers convenient access to the A3.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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