



LYNCH ROAD | FARNHAM

  
**Platinum  
Homes**  
BY BRIDGES





## The Property

Positioned on a highly sought after tree lined road, this beautifully presented detached family home was fully renovated in 2022 at considerable cost to the seller. Situated within walking distance of superb local schools, Farnham mainline railway station, and the historic town centre, this property also boasts a simply superb rear garden with the overall plot approaching half an acre.

The ground floor offers two reception rooms, a refitted kitchen with a larder and a utility room, cloakroom, and an impressive 25' conservatory built in 2022. The four double bedrooms to the first floor are serviced by a spacious landing that also offers access to the family bathroom. Additionally, there are two en suite shower rooms.

Some of the works carried out to the property include the new conservatory with custom made blinds, refitted kitchen, the bath/shower rooms, boiler, heating system, electrics, air conditioning, underfloor heating, and an irrigation system.

## Outside

Lynch Road occupies a 0.43 acre plot that is mainly laid to lawn with a variety of shrub and tree borders.

There is an irrigation system, various fruit trees, and a high level of privacy.

To the front is driveway parking for several vehicles and an integral garage.







## Features

- Four Double Bedrooms
- Two Reception Rooms
- 25' Conservatory
- Superb Condition Throughout
- 0.43 Acre Plot
- Walking Distance to Mainline Station
- No Onward Chain Complications
- EPC: E (46)
- Council Tax Band: G

## Contact

Philip Gascoyne

[pgascoyne@platinumbybridges.co.uk](mailto:pgascoyne@platinumbybridges.co.uk)

01252 975501

  
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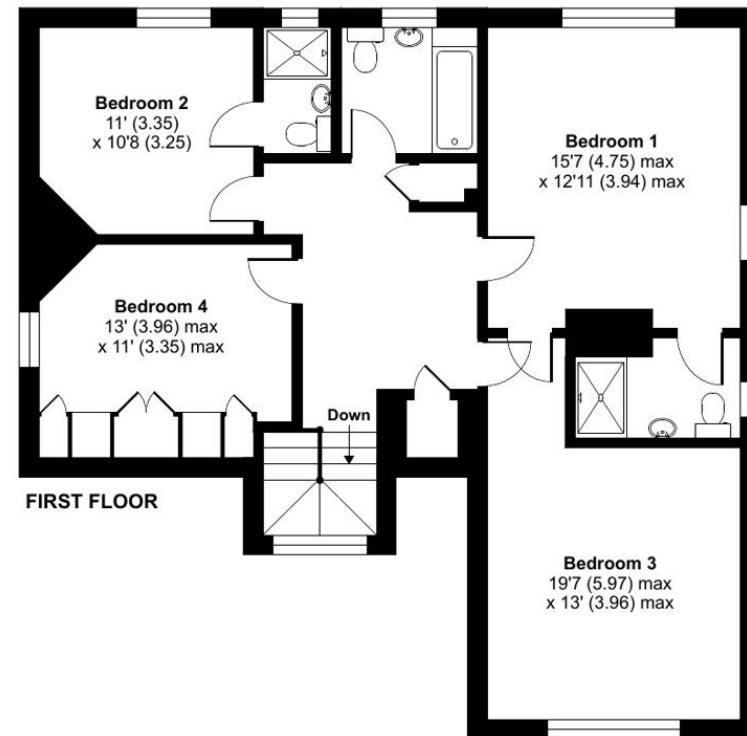
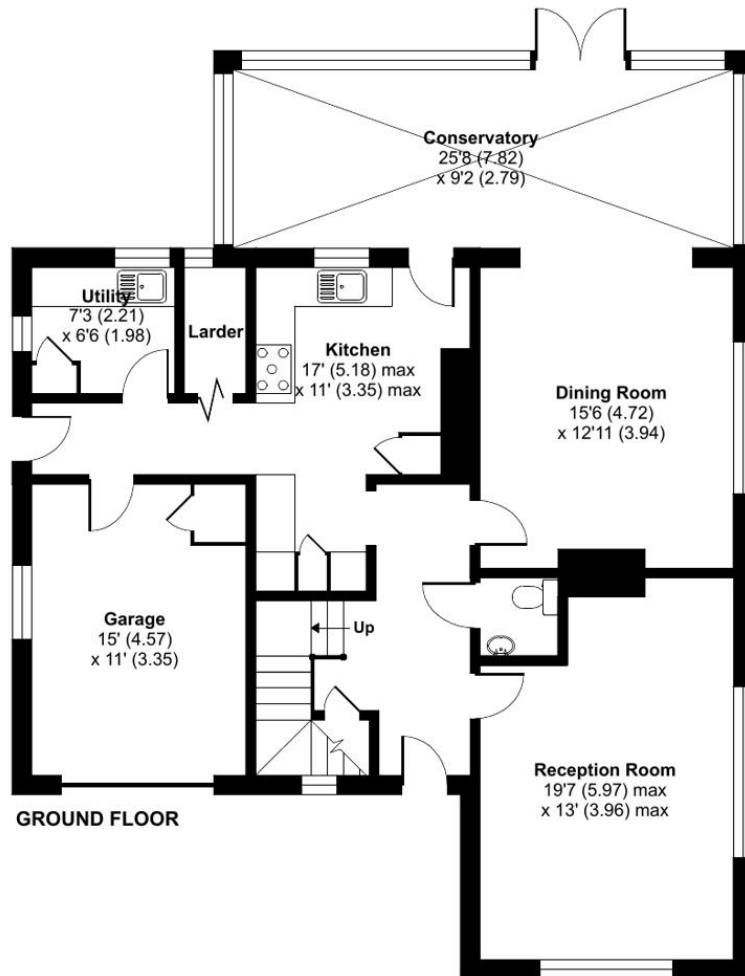




# Lynch Road, Farnham, Surrey, GU9

Approximate Area = 2143 sq ft / 199.1 sq m  
Garage = 165 sq ft / 15.3 sq m  
Total = 2308 sq ft / 214.4 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). © nichecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477





