

14 Lion Road, FARNBOROUGH,
Hampshire. GU14 7GH.



£425,000 Freehold



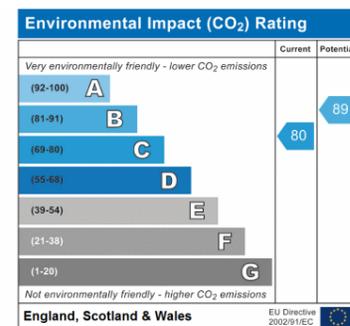
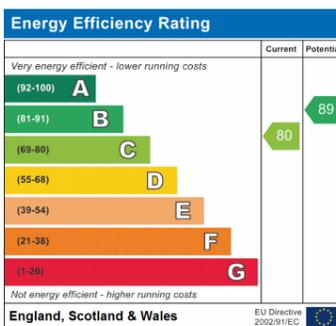
A four bedroom town house set within the popular Redrow development with easy access to Farnborough town centre and mainline station to London Waterloo. The accommodation comprises of a living/dining room, kitchen and cloakroom to the ground floor, master bedroom with en suite and a further bedroom to the first floor with two further bedrooms, en suite and bathroom to the third floor. Externally, the property benefits from allocated parking to the front and private garden to the rear. There is a garage (leasehold) located in a nearby block. The house is FREEHOLD. NO ONWARD CHAIN.

Garage Lease: 125 years (111 years remaining) Maintenance Charge: £826.69pa.

EPC: C Council tax band D: £1,922.17 (2022/23)

  
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Entrance Hall

Fully glazed door with obscure glass, meter cupboard, stairs to first floor landing, doors to all rooms.

Kitchen

12' 3" x 8' (3.73m x 2.44m) Front aspect window. One and a half bowl single drainer sink unit with cupboard under. Further range of matching eye and base level units with wood block effect rolled edge work surfaces and matching upstand. Stainless steel four ring gas hob with oven under and extractor over with stainless steel splash back. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing wall mounted gas fired boiler for heating and hot water.

Living/Dining Room

15' 2" max x 14' 10" max (4.62m x 4.52m) Rear aspect French doors overlooking and leading to rear garden. Rear aspect window.

Cloakroom

Low level wc, pedestal wash hand basin with tiled splash back and tiled floor.

FIRST FLOOR

First Floor Landing

Front aspect window. Stairs to second floor landing, doors to:

Master Bedroom

13' x 12' 3" (3.96m x 3.73m) Rear aspect windows. Built in wardrobes with sliding doors, door to:

En Suite Shower Room

Free standing shower cubicle, low level wc, pedestal wash hand basin with tiled splash back and tiled floor.

Bedroom 4

11' 4" x 8' 4" (3.45m x 2.54m) Front aspect window. Built in storage cupboard.

SECOND FLOOR

Second Floor Landing

Airing cupboard, doors to:

Bedroom 2

14' 2" x 9' 4" (4.32m x 2.84m) Rear aspect window. Door to:

En Suite Shower Room

Rear aspect window. Free standing shower cubicle, low level wc, pedestal wash hand basin with tiled splash back and tiled floor.

Bedroom 3

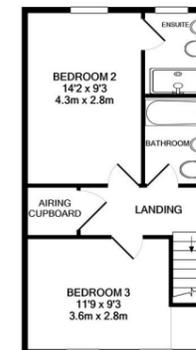
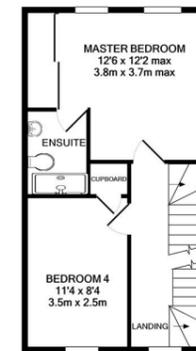
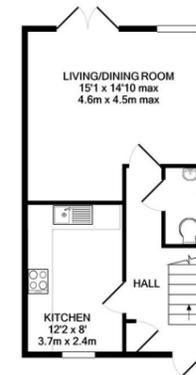
11' 9" x 9' 3" (3.58m x 2.82m) Front aspect windows.

Family Bathroom

Panel enclosed bath, low level wc, pedestal hand wash basin.

OUTSIDE

Enclosed garden to the rear, with gated access, allocated parking to the front and a Garage (leasehold) in a nearby block.



TOTAL APPROX. FLOOR AREA 1224 SQ.FT. (113.7 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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