



Lyndum Close, Petersfield

Price Guide £425,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

## Lyndum Close, Petersfield

Discover modern living at its finest in this charming two-bedroom semi-detached house in the heart of Petersfield, Lyndum Close. Situated on a quiet road, yet conveniently close to the station, shops, cafes, and schools.

Step into the inviting entrance hall, overlooking the front garden, and be greeted by the sleek kitchen to your right. Contemporary windows and ample storage complement the elegant wooden floors throughout. The spacious reception room, extended to accommodate both living and dining areas, boasts abundant natural light streaming in through skylights. Built-in storage solutions enhance functionality throughout.

Upstairs, two well-appointed bedrooms feature generous wardrobe space, with one offering additional eaves storage. The stylish bathroom, adorned with blue décor and wooden flooring, exudes relaxation. Completing the upper level is a versatile office space.

Outside, a meticulously maintained garden awaits, basking in the morning sunshine. Convenient side access gate ensures easy entry.

Probate granted.  
Council Tax - D  
EPC - D



## Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

## Local authority


East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

## Additional Information

All main services

## Tenure

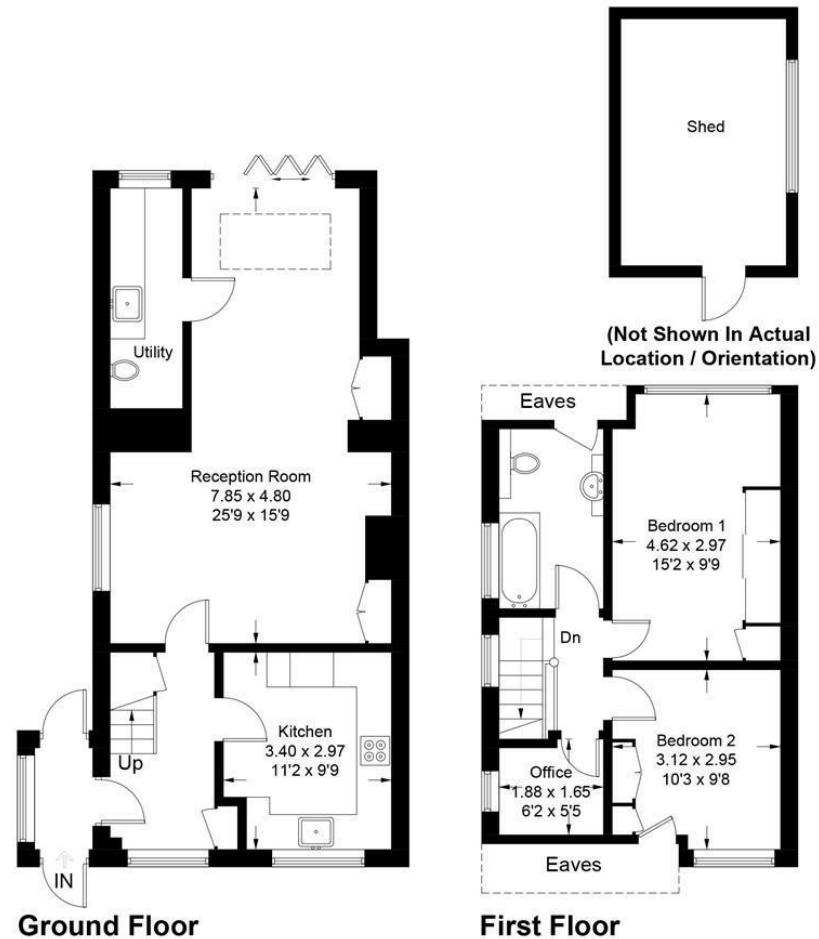
Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Lyndum Close, GU32 3EZ

Approximate Gross Internal Area = 92.4 sq m / 994 sq ft  
(Excluding Shed)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1053717)

## Williams of Petersfield

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