



4 Manor Road, FARNBOROUGH, Hampshire GU14 7EU

Guide Price £650,000 Freehold

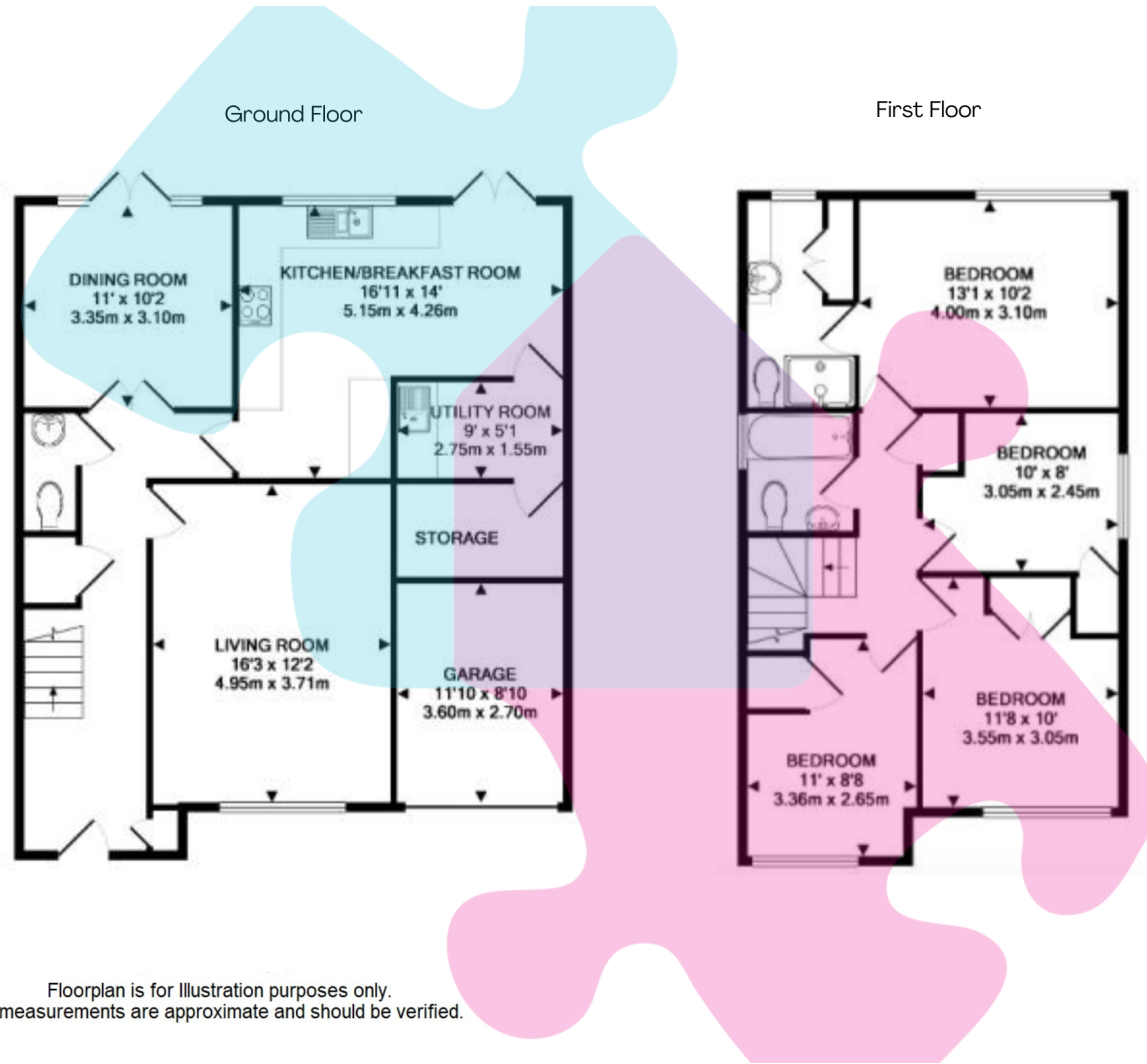
JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this beautifully presented family home on the fringes of Farnborough Park. The property is set-back on a quiet road and within walking distance of local parks, schools and pubs and boasts fantastic commuting links with both Farnborough North and Farnborough Mainline Station stations nearby, which offer the ability to travel into London in just 36 minutes. Additionally, the M3 and A3 are easily accessible with links to the M25 and the south coast.

Accommodation downstairs comprises; a welcoming, spacious entrance hall with herringbone style, wood-effect flooring. a generous living room with open fire-place, a fully fitted kitchen/breakfast room with french-doors leading out to the south-facing rear garden, a separate utility room which leads to a further storage room, a separate dining room, again, with french doors leading to the rear garden and a downstairs cloakroom. Upstairs there are four good-sized bedrooms, an ensuite shower to the main bedroom and a family bathroom.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



- FRINGES OF FARNBOROUGH PARK
- SOUTHERLY FACING REAR GARDEN
- FOUR BEDROOMS
- KITCHEN/BREAKFAST & UTILITY
- WALKING DISTANCE OF KING GEORGE V PLAYING FIELDS
- WALKING DISTANCE TO LOCAL SHOPS
- ENSUITE SHOWER ROOM & FAMILY BATHROOM & CLOAKROOM
- COUNCIL TAX BAND = F



Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(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	

