



## Randell Close, BLACKWATER, Hampshire GU17 9HF

PRICE £525,000 Freehold

Jigsaw Estates are proud to present to the market this immaculately presented three bedroom semi-detached home with detached double garage.

Tucked away in a quiet cul-de-sac just off Fernhill Lane, this beautifully presented three bedroom semi-detached home offers spacious and versatile accommodation finished to an exceptional standard throughout.

The ground floor features a large lounge with tasteful wood panelling and feature fireplace. This opens into a dining area ideal for entertaining. The well-appointed kitchen/breakfast room includes a breakfast bar and adjoining utility area. In addition, there is a separate study/family room and a convenient downstairs W.C.

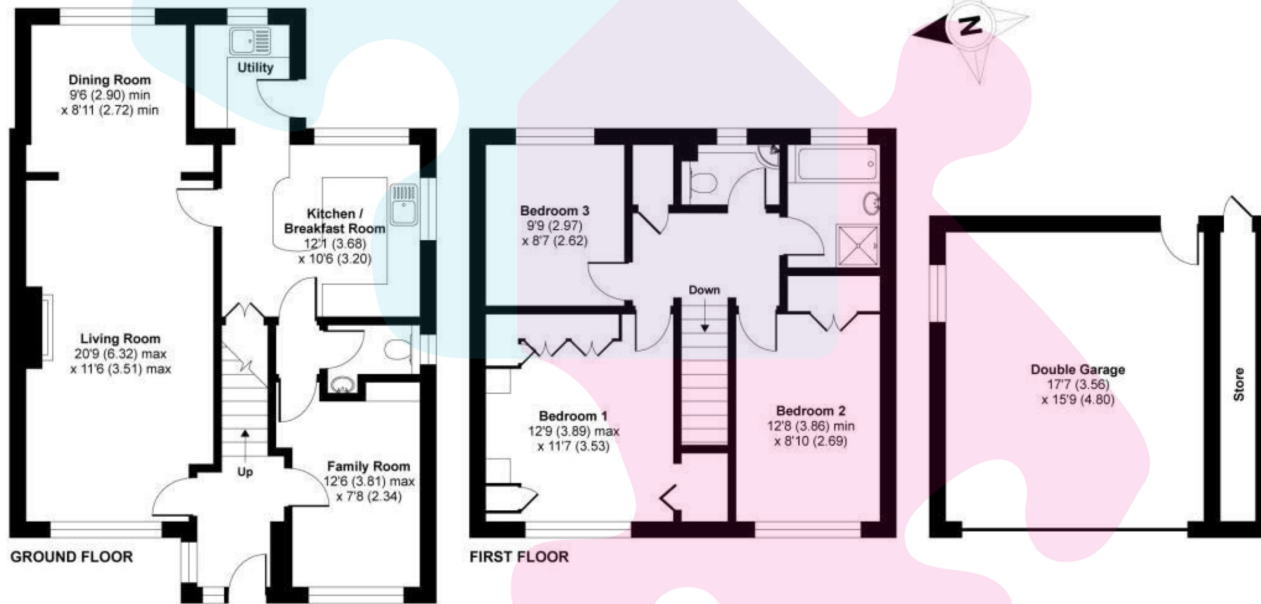
Upstairs, there are three generous bedrooms arranged around a spacious landing, along with a refitted family bathroom and a separate W.C.

Outside, the property enjoys a very secluded, landscaped rear garden with a recently laid raised patio — perfect for outdoor dining. A standout feature is the detached double garage, complemented by a block paved driveway providing ample parking.

Ideally located close to local schools, with excellent transport links including Junction 4 of the M3 nearby and easy access to Blackwater and Farnborough stations, both offering direct services to London.



APPROX. GROSS INTERNAL FLOOR AREA 1560 SQ FT 144.9 SQ METRES (INCLUDES GARAGE & EXCLUDES STORE)



Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.

- BEAUTIFULLY PRESENTED HOME
- LOUNGE/DINER
- UTILITY AREA
- RE-FITTED BATHROOM WITH SEPARATE SHOWER CUBICLE
- SECLUDED REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- THREE GENEROUS BEDROOMS
- STUDY/FAMILY ROOM
- CLOAKROOM
- DETACHED DOUBLE GARAGE
- LARGE PATIO AREA
- EXCELLENT TRANSPORT LINKS NEARBY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

