



## 186 Caswell Close, FARNBOROUGH, Hampshire GU14 8TQ

Offers in Excess of £350,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market, this much improved four bedroom house situated with views over green space. The property is ideally located with access to a range of local amenities including; local schools, local shops, local parks. Just 1.4 miles away is Farnborough mainline station to London and the town centre. Farnborough airport and also the M3 and A331 are very accessible.

Accommodation comprises; entrance hall, downstairs cloak room, a country-style refitted kitchen, dining room with doors out to the garden and spacious living room. Upstairs there are four generous bedrooms and a refitted family bathroom. Outside to the rear is a garden, mainly laid with artificial lawn, a designated patio area and a brick-built shed. To the front there are open views over a green space.

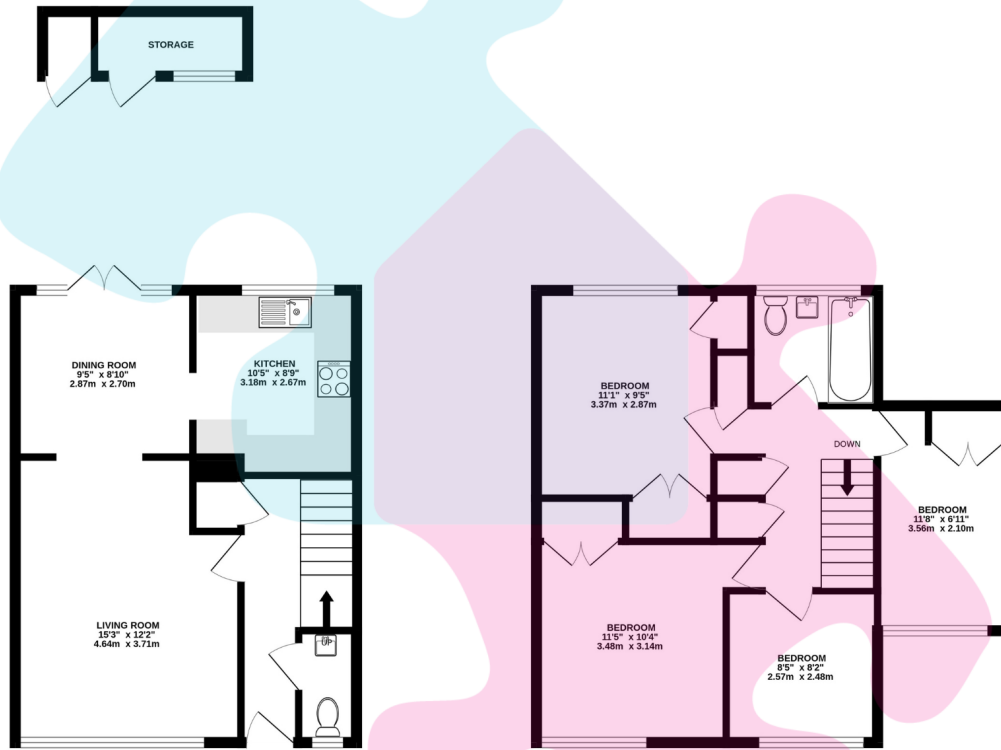
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floor plans shown are for illustrative purposes only and are not drawn to scale.



- FOUR GENEROUS BEDROOMS
- SPACIOUS LIVING ROOM
- DOWNSTAIRS CLOAKROOM
- COUNCIL TAX BAND = B
- REFITTED COUNTRY-STYLE KITCHEN
- DINING ROOM
- REFITTED FAMILY BATHROOM

GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>61</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

