



## 19 Hinstock Close, FARNBOROUGH, Hampshire GU14 0BE

£520,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to offer to the market this wonderfully extended, link-detached family home, situated in a quiet cul-de-sac. The home is within walking distance of both Farnborough town centre and Farnborough Main station which offers a number of fast services to London. Also, the M3 and A331 are easily accessible.

The ground floor comprises; entrance hall, a spacious living room with a large bay window and a feature fireplace. From the living room are double doors leading to the dining room with an opening through to a beautifully extended kitchen-breakfast room with granite work-surfaces. From the kitchen-breakfast room are double glazed french doors leading to the conservatory. Also via the kitchen is a door leading to the garage. Further benefits include a downstairs cloakroom and utility room. Upstairs are three generous bedrooms and a modern family bathroom.

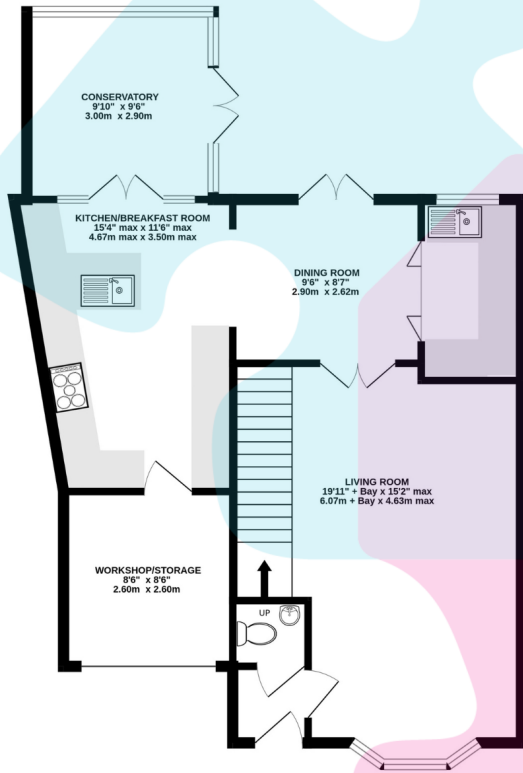
Outside is a secluded rear garden which backs on to a small woodland area. Accessible by both the dining room and the conservatory is a patio, perfect for entertaining. The lawn area is astro-turf making



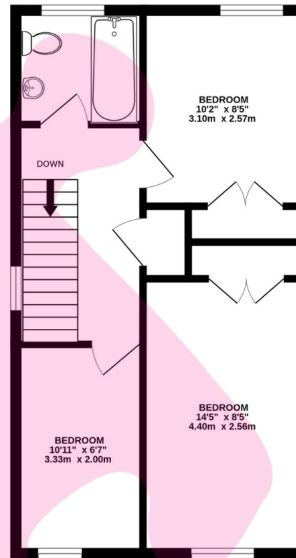


- WALKING DISTANCE OF FARNBOROUGH MAIN
- THREE GENEROUS BEDROOMS
- SECLUDED REAR GARDEN
- DINING ROOM & CONSERVATORY
- WALKING DISTANCE OF FARNBOROUGH TOWN CENTRE
- EXTENDED LINK-DETACHED HOUSE
- LUXURY KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM

GROUND FLOOR  
773 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</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	

