



12 Howard Drive, FARNBOROUGH, Hampshire GU14 9TQ

Offers in Excess of £400,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market, this immaculately presented home with garage and driveway, nestled in a cul-de-sac location. The property is ideally situated with access to a range of local amenities including; local schools, supermarkets and local parks. Just a short drive away you also have; Farnborough airport, both Fleet and Farnborough mainline stations to London and the town centre and also the M3 and A331 are very accessible.

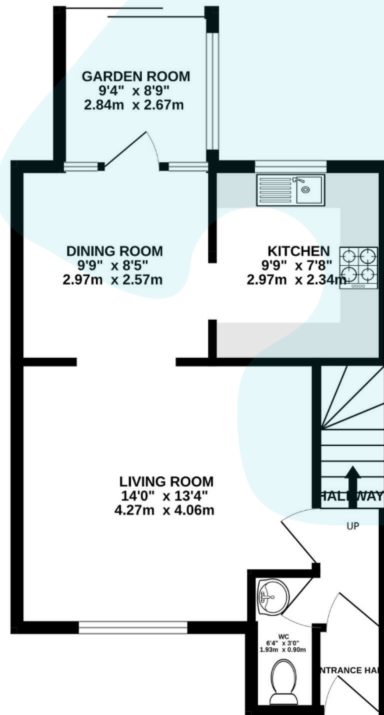
Accommodation downstairs comprises; a spacious living room with opening through the dining room, a fully fitted modern kitchen, a splendid garden room with skylights and sliding door to the rear garden and a downstairs cloakroom. Upstairs there are three bedrooms, two of which have fitted wardrobes and a modern family bathroom.

Outside to the rear is a lovely garden with a composite decked area, perfect for entertaining and relaxing. To the front is an open green where the current owners regularly spot deer. There is also a garage with eaves storage and driveway in front.

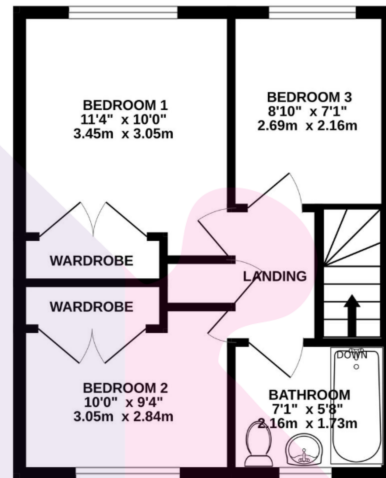


- THREE BEDROOMS (TWO WITH BUILT IN WARDROBES)
- GARAGE & DRIVEWAY
- FULLY FITTED KITCHEN
- OPEN VIEWS OVER THE GREEN TO THE FRONT
- MODERN FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- GARDEN ROOM WITH SKYLIGHTS
- COUNCIL TAX BAND = D

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.




1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 807sq.ft. (75.0 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+) | 75 | 88 |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (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 | | |
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