



23 Woodvale Road, FARNBOROUGH, Hampshire GU14 6FL

£425,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this beautifully presented home situated on the Queensgate development. This modern family home is immaculately presented with a contemporary interior and a ground floor extension that creates a three-zone kitchen/dining/living space to the rear of the property. The home is in catchment for highly sought-after schools, including South Farnborough Infants, South Farnborough Juniors, and The Wavell. Also ideally located within walking distance of local shops, cafes, and restaurants, with North Camp Station nearby. Farnborough Airport and Farnborough Main Line Station are a short drive away and there is easy access to the M3 and A331, providing excellent transport links to London and beyond.

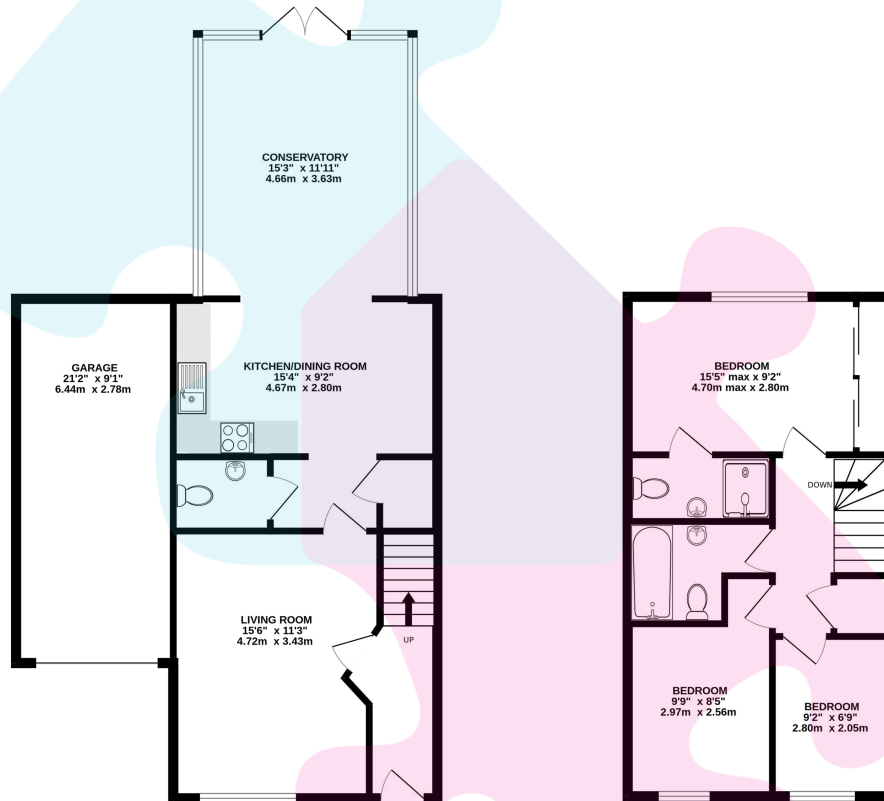
Accommodation comprises: a welcoming entrance hall, a spacious and beautifully presented living room both with an engineered oak flooring, a rear extension with underfloor heating, creating an open-plan kitchen/dining/living space overlooking the rear garden and a downstairs W.C. Upstairs are three bedrooms with the main bedroom benefitting from a modern en-suite shower room. A family bathroom completes the accommodation.



- GROUND FLOOR EXTENSION
- PROVIDING OPEN-PLAN KITCHEN/DINING/LIVING SPACE
- GARAGE WITH POWER & LIGHTING
- ENSUITE SHOWER ROOM
- LIVING ROOM
- DRIVEWAY & ADDITIONAL ALLOCATED PARKING SPACE
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- COUNCIL TAX BAND = C

GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(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

