



48 Abbey Way, FARNBOROUGH, Hampshire GU14 7DD

Offers in Excess of £450,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market extended three bedroom family home situated in a quiet location within walking distance of Farnborough Main station which offers the ability travel into London in just 36 minutes. The property is also located within a short distance of local parks, schools and pubs. Additionally, the M3 and A3 are easily accessible with links to the M25 and the south coast.

Accommodation downstairs comprises; an entrance hall an open-plan three-zone living space for living, dining and kitchen with French doors leading out to the secluded rear garden in addition downstairs is a separate, spacious living room. Upstairs on the first floor are three generous bedrooms and a fully fitted family bathroom.

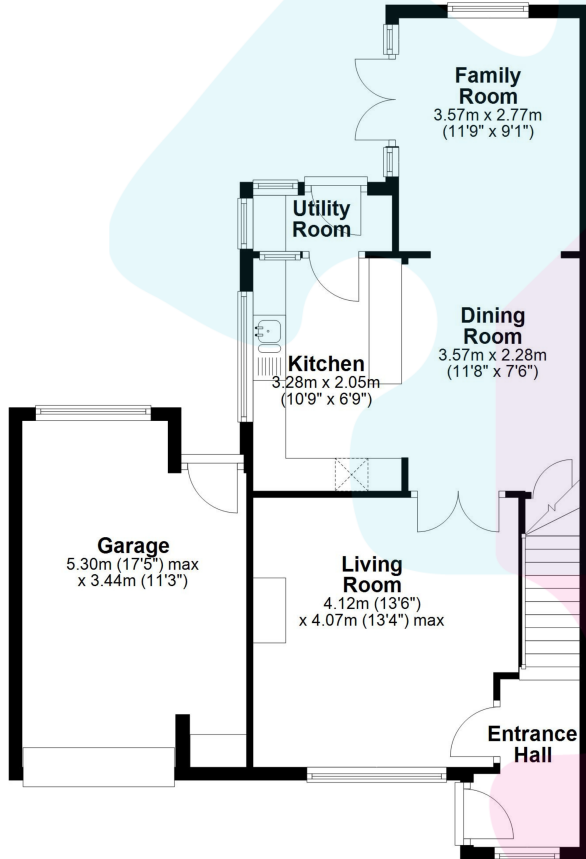
Outside to the rear is a tiered and secluded southerly facing rear garden with a large designated patio area, perfect for entertaining. There is also access to the sizeable garage, from the garden.



- WALKING DISTANCE OF FARNBOROUGH MAIN STATION
- THREE ZONE OPEN-PLAN LIVING SPACE
- THREE WELL-SIZED BEDROOMS
- COUNCIL TAX BAND = D
- EXTENDED FAMILY HOME
- GARAGE & DRIVEWAY
- SEPARATE SNUG LIVING ROOM

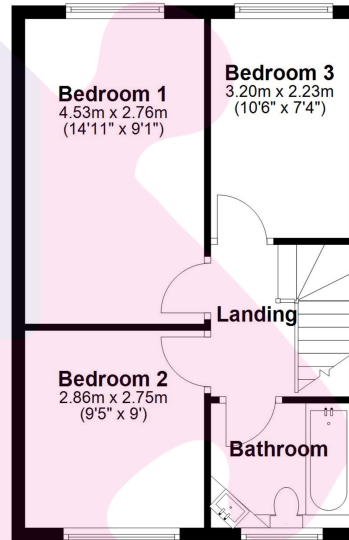
Ground Floor

Approx. 71.1 sq. metres (764.9 sq. feet)




First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 110.0 sq. metres (1184.4 sq. feet)

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.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|---|
| Very energy efficient - lower running costs | | 71 | 85 |
| (92+) | 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 |  |

