



22 Tay Close, FARNBOROUGH, Hampshire GU14 9NB

Offers in Excess of £450,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to offer to the market, this spacious four bedroom semi-detached home, situated in a cul-de-sac location. It is ideally situated with access to a range of local amenities including; a selection of local schools, a parade of local shops which includes a Co-op, and eateries. Just a short drive away you also have; Farnborough airport, the mainline station to London, the town centre and also the M3 and A331 are very accessible.

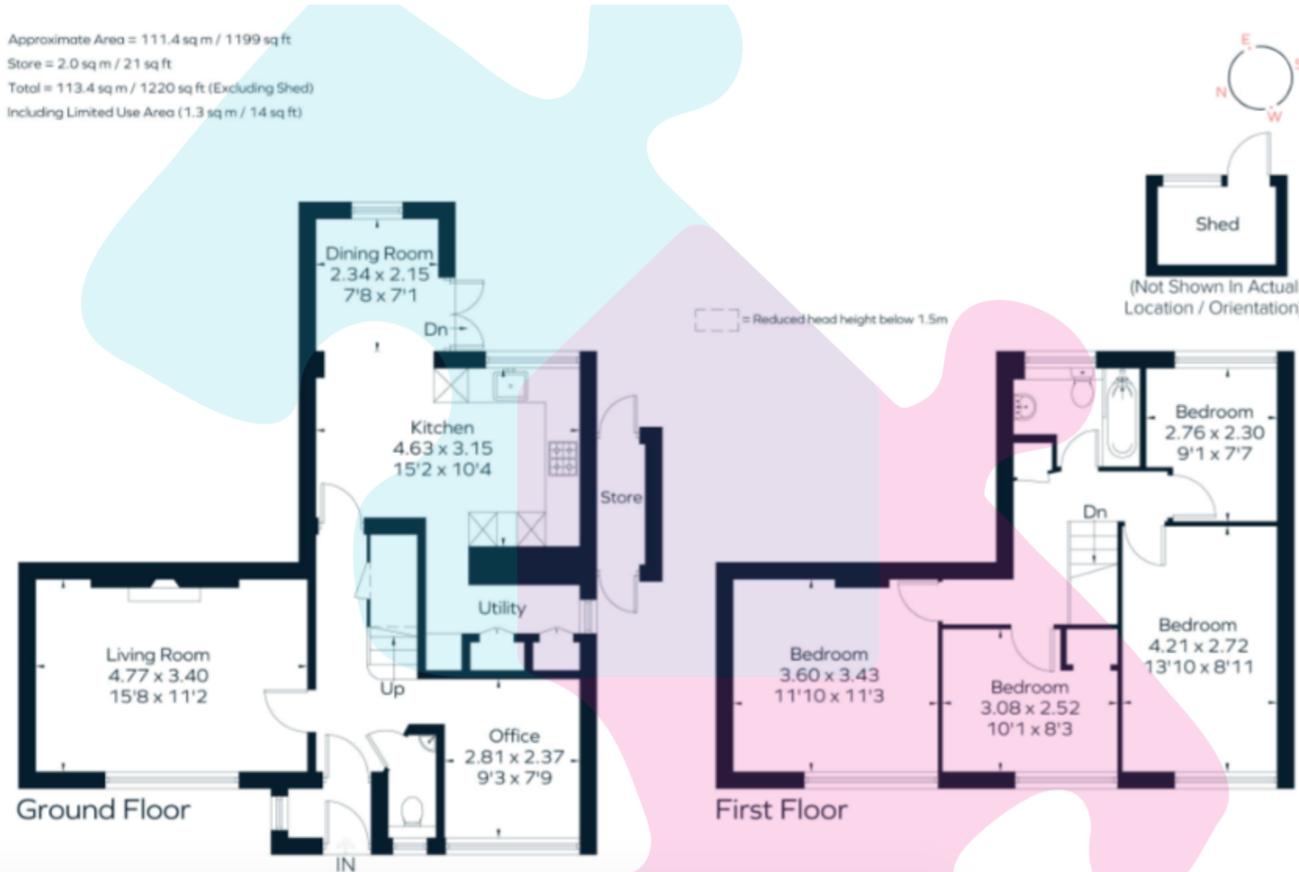
Downstairs comprises; a welcoming entrance hall with cloakroom, an extended and refitted kitchen/dining room with french doors leading to the rear garden and a separate utility room, a generous-sized study and a living room with feature fireplace. Upstairs there are four bedrooms and a family bathroom. Outside to the rear is a garden with lawn and patio area and to the front is a lawn and driveway

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



- FOUR BEDROOMS
- OPEN-PLAN KITCHEN DINING ROOM
- LIVING ROOM WITH FIREPLACE
- COUNCIL TAX BAND = D
- CUL-DE-SAC LOCATION
- STUDY
- UTILITY & CLOAKROOM

Approximate Area = 111.4 sq m / 1199 sq ft
 Store = 2.0 sq m / 21 sq ft
 Total = 113.4 sq m / 1220 sq ft (Excluding Shed)
 Including Limited Use Area (1.3 sq m / 14 sq ft)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

