



7 Fernhill Close, BLACKWATER, Hampshire GU17 9HD

Offers In Excess of £580,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to offer to the market this extended family home offering almost 2,000 sq ft of living accommodation. 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.

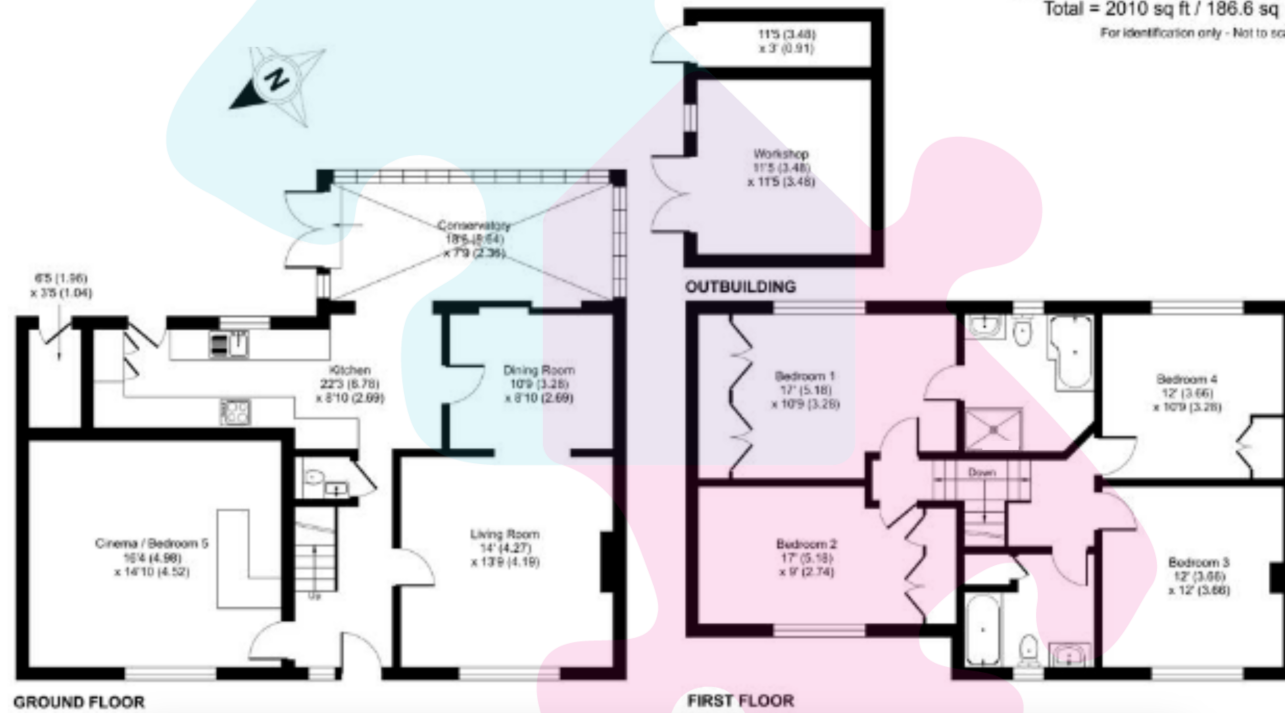
Accommodation downstairs comprises; a welcoming entrance hall, a spacious living room with feature fireplace and opening to a family room, a fully-fitted kitchen which opens up to a conservatory, a downstairs cloak room and a reception room which is currently fitted out as a cinema and games room with a fitted drinks bar.

Upstairs there are four generous double bedrooms, the master bedroom benefits from a large fitted ensuite bathroom with walk-in shower and there is a family bathroom.



Fernhill Close, Blackwater, Camberley, GU17

Approximate Area = 1824 sq ft / 169.4 sq m
 Outbuilding = 186 sq ft / 17.2 sq m
 Total = 2010 sq ft / 186.6 sq m
 For identification only - Not to scale



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.

- FOUR/FIVE DOUBLE BEDROOMS
- ENSUITE BATHROOM WITH WALK IN SHOWER
- FOUR RECEPTION ROOMS
- COUNCIL TAX BAND = E
- CINEMA & GAMES ROOM
- APPROACHING 2,000 SQ FT OF LIVING ACCOMMODATION
- PRIVATE REAR GARDEN OVERLOOKING FIELDS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(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	

