



8 Barnes Close, FARNBOROUGH, Hampshire GU14 7JA

£450,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this modern, extended four bedroom family home situated in a quiet cul-de-sac. The current owners have created a beautiful open-plan three-zone family area downstairs, including a modern, contemporary-style kitchen with a vaulted ceiling and bi-folds doors. In addition to this, the loft conversion makes way for a large double bedroom with fitted wardrobes and newly fitted en-suite shower room.

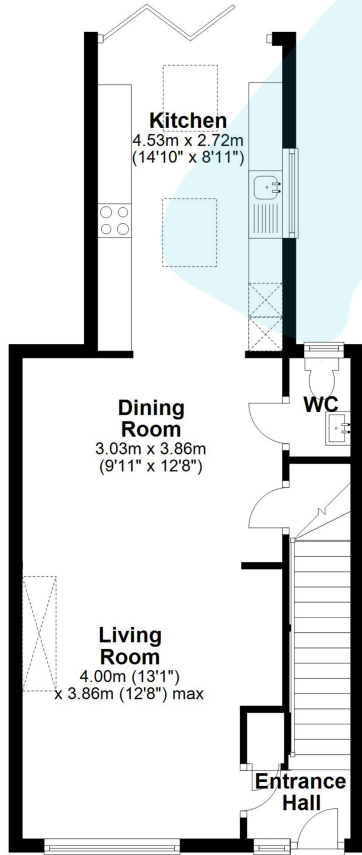
The property is located within a short distance of local parks, schools and pubs and boasts fantastic commuting links with both Farnborough North and Farnborough Mainline Station stations nearby, which offer the ability travel into London in just 36 minutes. Additionally, the M3 and A3 are easily accessible 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 bi-fold doors leading out to the secluded rear garden. Also downstairs is a newly fitted downstairs cloakroom and large understairs storage cupboard.



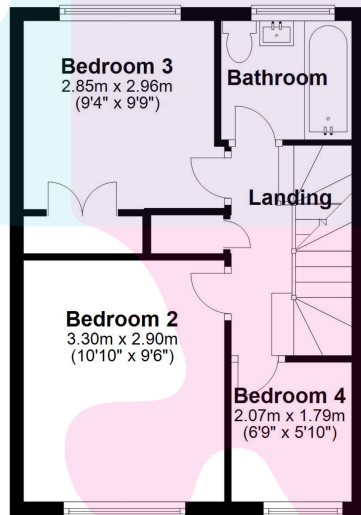
Ground Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



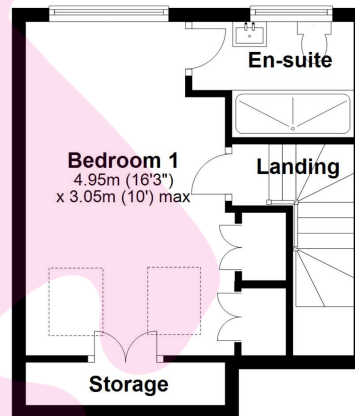
First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



Second Floor

Approx. 26.3 sq. metres (283.2 sq. feet)



Total area: approx. 108.5 sq. metres (1168.2 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.

- FOUR BEDROOM EXTENDED HOME
- CONTEMPORARY STYLE KITCHEN WITH BI-FOLD DOORS TO REAR GARDEN
- EN-SUITE SHOWER ROOM
- OPEN PLAN LIVING/DINING/KITCHEN AREAS
- LOFT CONVERSION
- GARAGE IN A NEARBY BLOCK
- LARGE SECLUDED REAR GARDEN
- DOWNSTAIRS CLOAKROOM

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

