



49 Ashley Road, FARNBOROUGH, Hampshire GU14 7HB

Guide Price £850,000

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this beautiful, Edwardian family home situated on the fringes of Farnborough Park and with over 2,500 SQUARE FEET of accommodation, including the versatile games and cinema room. This unique, and deceptively spacious five bedroom property is the ideal home for a growing family. The property has a modern interior with both traditional, and open-plan living in mind and has retained many of its period features such as; original fireplaces, high ceilings and picture rails.

SITUATION

This property is situated on a quiet road and within walking 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

Accommodation comprises a flexible layout extends to over 2,000 sq ft (excl. the 500 sq ft outbuilding) offering a multitude of possibilities for both entertaining and family time at home. Downstairs there are three large receptions rooms including; the sitting room, home office and living room which opens up in to a modern and spacious open-plan kitchen/dining room. Further benefits downstairs include a separate utility room, a generous boiler/laundry room and a downstairs cloakroom and recently fitted Amtico flooring throughout.

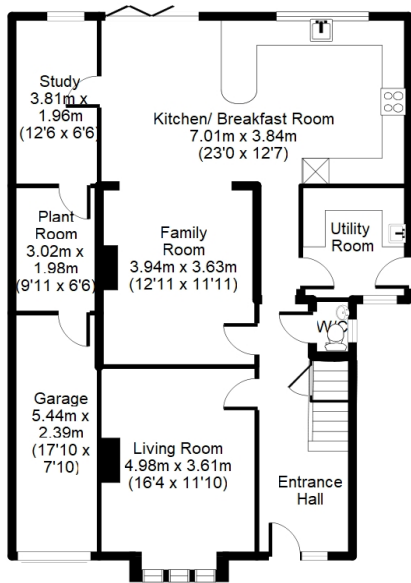
Upstairs, there are five generously sized bedrooms, the main bedroom benefitting from a wall of fitted wardrobes and an en-suite shower room plus a spacious family bathroom. The entire house has been decorated and finished to a very high standard and is truly a 'turn key' property.



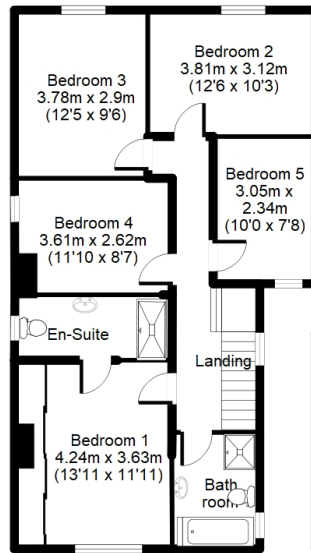
- FRINGES OF FARNBOROUGH PARK
- SOUTH WESTERLY FACING GARDEN
- EN-SUITE SHOWER ROOM
- HOME OFFICE
- COUNCIL TAX BAND = F
- FIVE BEDROOMS
- CINEMA & GAMES ROOM OUTBUILDING
- OPEN-PLAN KITCHEN LIVING AREA

Approx. Total floor Area:
190.3 Sq M = 2048 Sq Ft
(Includes Garage)

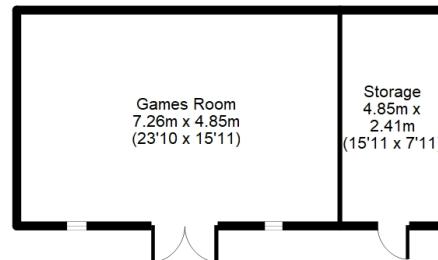
Outbuilding = 47.5 Sq M = 511 Sq Ft
Total = 237.8 Sq M = 2559 Sq Ft



Ground Floor
112 Sq M = 1205 Sq Ft
(Includes Garage)



First Floor
78.3 Sq M = 843 Sq Ft



Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

