



9 Prince Charles Crescent, FARNBOROUGH, Hampshire GU14

£380,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market, this immaculately presented home with a large, southerly facing rear garden. The property is ideally located with access to a range of local amenities including; local schools including Farnborough Sixth Form College, Blackwater shopping centre, local parks. Just a short drive away you also have; Farnborough mainline station to London and the town centre, Farnborough airport and also the M3 and A331 are very accessible.

Accommodation comprises; on the ground floor is a welcoming entrance hall, a spacious living room with an opening up to the a sitting/dining room, a fitted kitchen which has side access to brick built storage which the current owners use as a utility room. Upstairs are three bedrooms. The main bedroom benefitting from a wall of fitted wardrobes. Also upstairs is a modern, contemporary family bathroom.

Outside to the rear is a large, secluded, south-easterly facing rear garden with a designated patio area for entertaining. To the front is a garden bordered by hedging, providing further privacy inside this lovely home.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floor plans shown are for illustrative purposes only and are not drawn to scale.



- THREE BEDROOM SEMI-DETACHED HOME
- IMMACULATELY PRESENTED HOME
- MODERN CONTEMPORARY STYLE BATHROOM
- UTILITY & STORAGE TO SIDE OF HOUSE
- WALKING DISTANCE OF FARNBOROUGH MAIN, FARNBOROUGH NORTH AND FRIMLEY STATIONS
- LIVING ROOM WITH OPENING TO SITTING/DINING ROOM
- LARGE, SECLUDED REAR GARDEN
- COUNCIL TAX BAND = C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

