



223 Sycamore Road, FARNBOROUGH, Hampshire GU14 6RQ

Guide Price £800,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this beautiful and characterful home, nestled in a premium spot in Farnborough Park. The property is tucked away 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 on the ground floor comprises; a welcoming entrance hall with exposed wooden floor boards, a charming living room which features two large bay windows, one with a window seat, an impressive fireplace with a brick surround and exposed wooden floor boards. The dining room has. been extended and the current owners have zoned the room with a dining table and a cosy living space which overlooks the private rear garden. The kitchen is fully equipped and has a range cooker and under floor heating and has access through to the utility room and rear garden. Also downstairs is a cloakroom. Upstairs are four generous and individual double bedrooms, the main bedroom has a large en-suite



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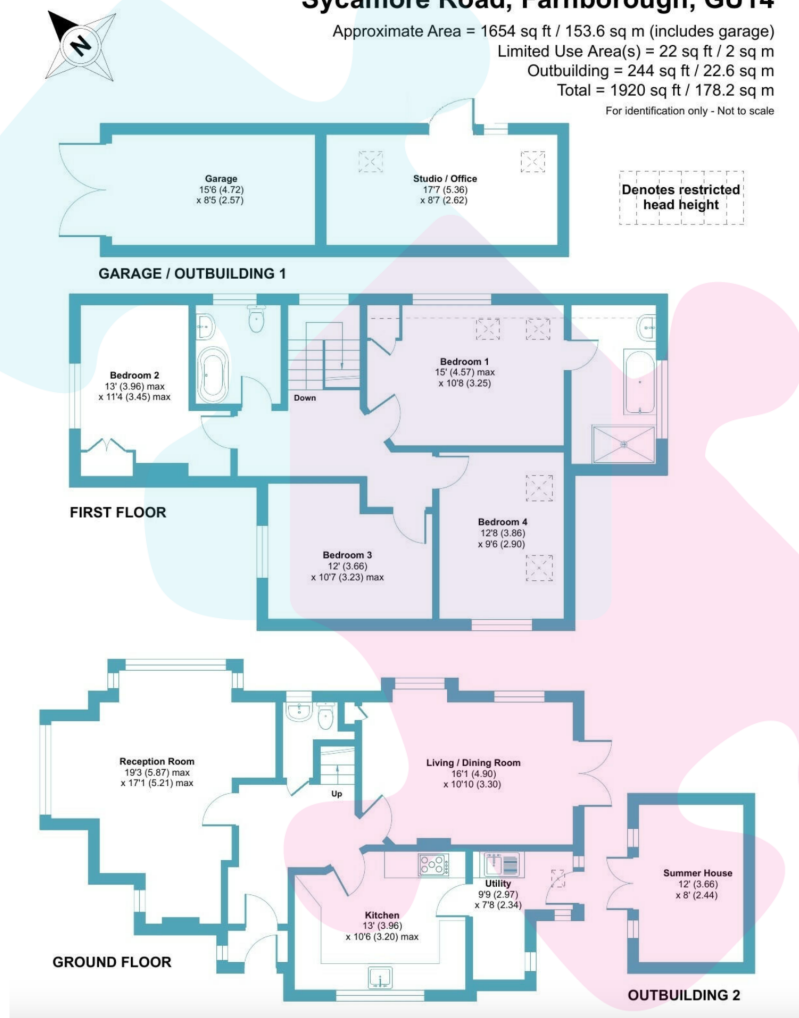
Approximate Area = 1654 sq ft / 153.6 sq m (includes garage)

Limited Use Area(s) = 22 sq ft / 2 sq m

Outbuilding = 244 sq ft / 22.6 sq m

Total = 1920 sq ft / 178.2 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	72	82
England, Scotland & Wales		
EU Directive 2002/91/EC		



- FARNBOROUGH PARK
- FOUR DOUBLE BEDROOMS
- STUNNING PERIOD FEATURES
- GARDEN HOME
- OFFICE/RECEPTION ROOM

- BEAUTIFULLY PRESENTED HOME
- ENSUITE BATHROOM WITH WALK IN SHOWER
- 0.9 MILE WALK TO FARNBOROUGH MAIN STATION
- COUNCIL TAX BAND = E