



11 Orchard Road, FARNBOROUGH, Hampshire GU14 7PR

Offers in Excess of £525,000 Freehold

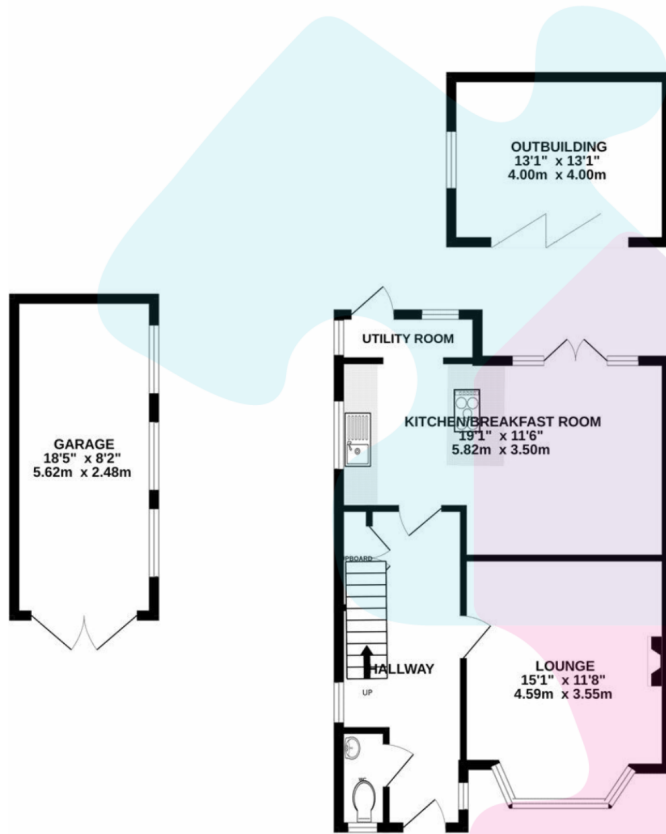
JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this modernised 1930's detached family home, offered for sale with NO ONWARD CHAIN and situated on a quiet cul-de-sac within walking distance of Farnborough town centre and Farnborough Main station which offers a number of fast services to London.

Downstairs is a naturally light entrance hall, a large living room with a characterful bay window to the front of the home, positioned across the rear of the property is a spacious open-plan kitchen/dining area. The modern contemporary style kitchen is complete with Neff and Smeg appliances and quartz work surfaces. The breakfast bar helps define both designated kitchen and dining areas within the space. Off the kitchen is a utility area and the dining area has double doors leading the rear garden. Also, downstairs is a refitted downstairs cloakroom

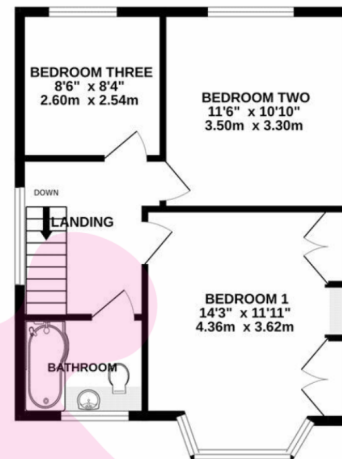
Upstairs there are three bedrooms, the main bedroom is fitted with Sharps wardrobes and drawers and features a large bay window. The family bathroom is modern and contemporary with underfloor heating.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- NO ONWARD CHAIN
- WALKING DISTANCE OF TOWN CENTRE
- OPEN-PLAN KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- FORMER GARAGE OFFERING STORAGE
- WALKING DISTANCE OF FARNBOROUGH MAIN STATION
- HOME OFFICE GARDEN ROOM
- THREE BEDROOMS
- COUNCIL TAX BAND = E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(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	

