



32 Cumbria Court, FARNBOROUGH, Hampshire GU14 6TB

£350,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this spacious home situated in a quiet cul-de-sac on the Sycamore Park. The property is 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 downstairs comprises; a welcoming, spacious entrance hall, a fully fitted kitchen and an L-shape living/dining room with sliding doors out to the rear garden. Upstairs there are two double bedrooms and a family bathroom. Outside is a rear garden with patio area and to the front is a driveway for two cars, front garden and storage cupboard.

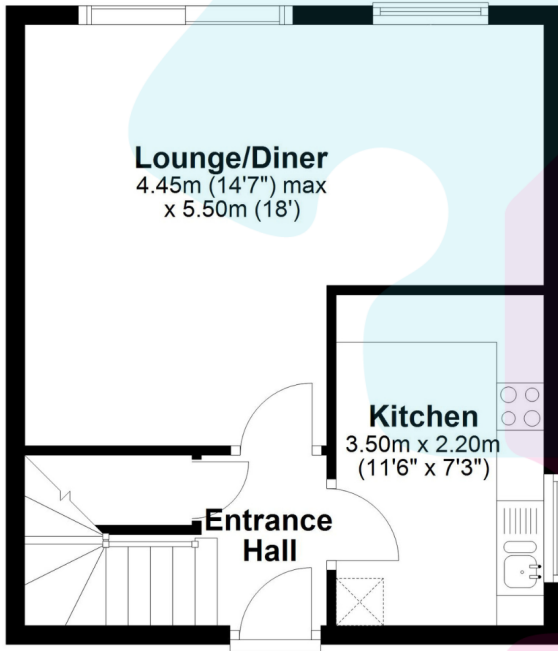
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.



- CUL DE SAC LOCATION
- TWO DOUBLE BEDROOMS
- L-SHAPE LIVING/DINING ROOM
- COUNCIL TAX BAND = C
- END-TERRACE
- DRIVEWAY FOR TWO CARS
- FRONT AND REAR GARDEN

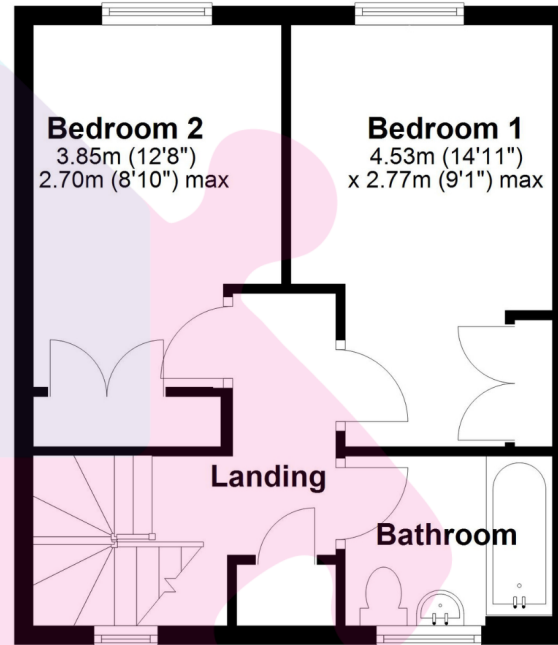
Ground Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 70.3 sq. metres (756.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(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	

