



18 Cambrian Road, FARNBOROUGH, Hampshire GU14 9JF

Offers in Excess of £450,000 Freehold

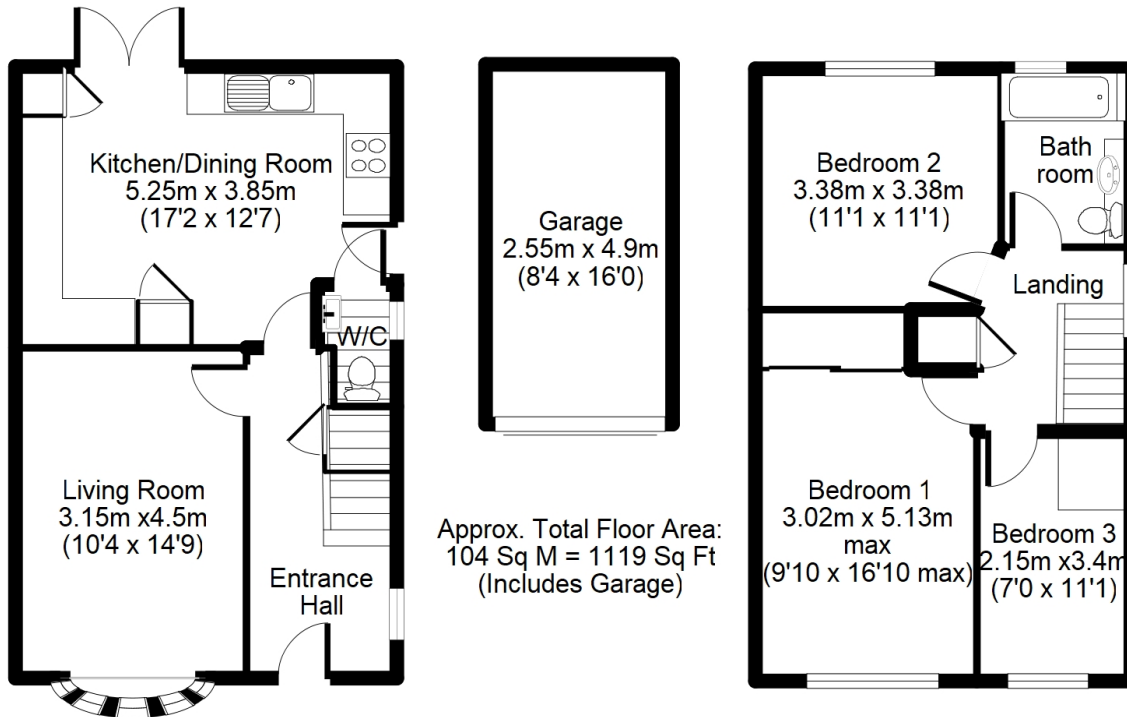
JIGSAW ESTATES HAMPSHIRE are absolutely delighted to present to the market, this completely modernised semi-detached home. The house is ideally situated with access to a range of local amenities including; Co-op, local schools and Hawley Lake . Just a short drive away you also have; Farnborough airport, the mainline station to London and the town centre and also the M3 and A331 are very accessible.

Accommodation comprises; a spacious entrance hall, fully fitted luxury kitchen/dining room with Corian worktops which overlooks the rear garden, a separate living room with a feature bay window and a downstairs cloakroom. Upstairs there are three generous bedrooms with fitted wardrobes to the master and a luxury refitted bathroom.

Outside to the rear is a secluded rear garden with a patio area. The property further benefits; a block-paved driveway and a garage.



- COMPLETELY MODERNISED BY CURRENT OWNER
- THREE BEDROOMS
- DOWNSTAIRS REFITTED CLOAKROOM
- GARAGE AND BLOCK-PAVED DRIVEWAY
- COUNCIL TAX BAND = D
- REFITTED CONTEMPORARY STYLE KITCHEN/DINING ROOM
- LIVING ROOM
- REFITTED LUXURY BATHROOM
- LANDSCAPED REAR GARDEN



Approx. Total Floor Area:
104 Sq M = 1119 Sq Ft
(Includes Garage)

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		86
(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	

