



42 Fellows Road, FARNBOROUGH, Hampshire GU14 6NX

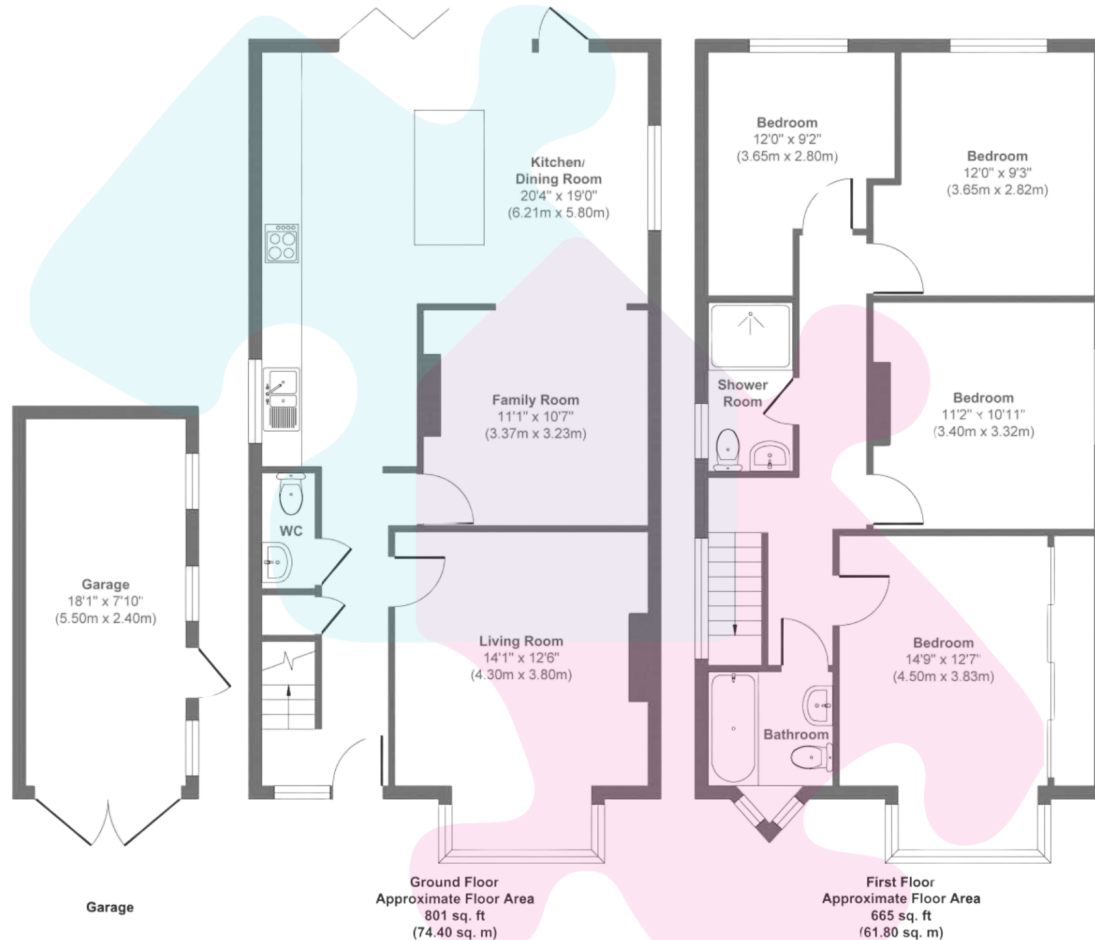
£650,000 Freehold

JIGSAW ESTATES HAMPSHIRE are thrilled to bring to the market this extended and spacious family home situated within walking distance of King George V playing fields. The property is also with close proximity to local 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 light and inviting entrance hall, a spacious living room featuring a large bay window, to the rear of the home in the extension is an open plan, three-zone family area which includes a refitted and modern kitchen complete with island, dining area and snug room. This fantastic space also has bi-fold doors leading to the rear garden. Also downstairs is a cloakroom. Upstairs are four generous bedroom, a modern family bathroom and an additional shower room.

Outside to the rear is a large rear garden with a sizeable patio area, perfect for entertaining. The remaining part of the garden is mainly laid to lawn. Also to the rear is a detached garage which can be





Approx. Gross Internal Floor Area 1466 sq. ft / 136.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

- STUNNING THREE ZONE OPEN PLAN LIVING SPACE WITH BI-FOLD DOORS TO REAR GARDEN
- TWO FAMILY BATH/SHOWER ROOMS
- SIZEABLE REAR GARDEN
- CLOAKROOM
- FOUR BEDROOMS
- SPACIOUS LIVING ROOM
- DETACHED GARAGE & DRIVEWAY
- CLOSE TO LOCAL SCHOOLS AND PARKS

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