



2 Henley Close, FARNBOROUGH, Hampshire GU14 9HE

£475,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market, this extended family home with direct access to Hawley Woods which are perfect for woodland walks, cycling etc. around Hawley Lake. The home is ideally situated in a cul-de-sac with access to a range of local amenities including; Co-op and local schools . 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.

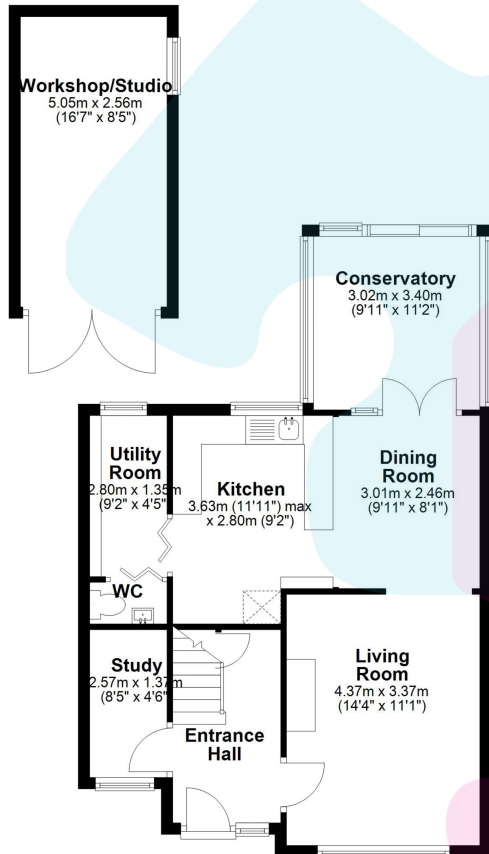
Accommodation comprises; a spacious entrance hall, living room, open-plan kitchen diner with a utility room and cloak room accessed from the kitchen, a conservatory and a study. Upstairs there are five bedrooms, a family bathroom, a separate W.C. and also a separate shower room.

Outside to the rear is a secluded rear garden backing on to woodlands with a private gate giving you direct access. There is a garage, but with no access for cars since the extension was built, a seated bar area and the garden is mainly laid to lawn. At the front is a large, block-paved driveway offering parking for several vehicles.



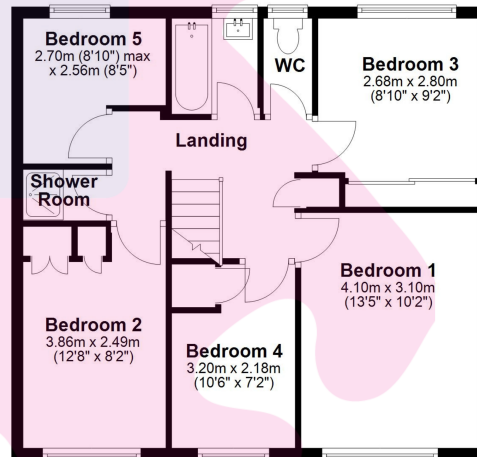
Ground Floor

Approx. 70.4 sq. metres (757.7 sq. feet)



First Floor

Approx. 60.6 sq. metres (652.0 sq. feet)



Total area: approx. 131.0 sq. metres (1409.7 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	

