



22 Eldergrove, FARNBOROUGH, Hampshire GU14 6LY

£450,000

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 light and airy living room, and open-plan dining room and refitted modern kitchen across the back of the house, a bonus room, currently being used as a sitting room and a downstairs cloak room. Upstairs are three bedrooms, the main bedroom benefits from fitted wardrobes. There is also a modern family bathroom. Outside to the rear is a low maintenance rear garden with artificial grass and a wooden decked area for entertaining. To the front is the driveway.

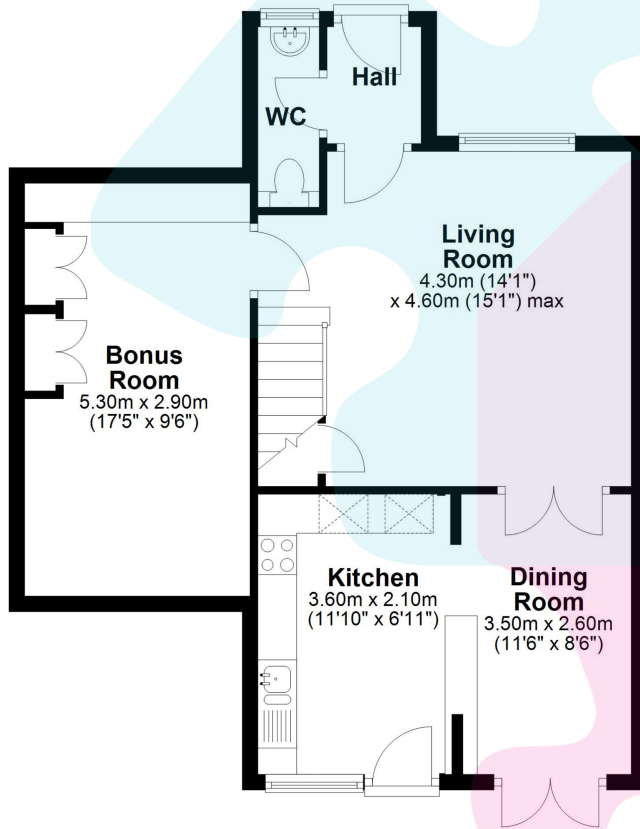
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



- CUL DE SAC LOCATION
- WALKING DISTANCE TO KING GEORGE V PLAYING FIELDS
- REFITTED FAMILY BATHROOM
- THREE BEDROOMS
- WALKING DISTANCE OF LOCAL SCHOOLS
- LUXURY MODERN KITCHEN
- DRIVEWAY
- COUNCIL TAX BAND = C

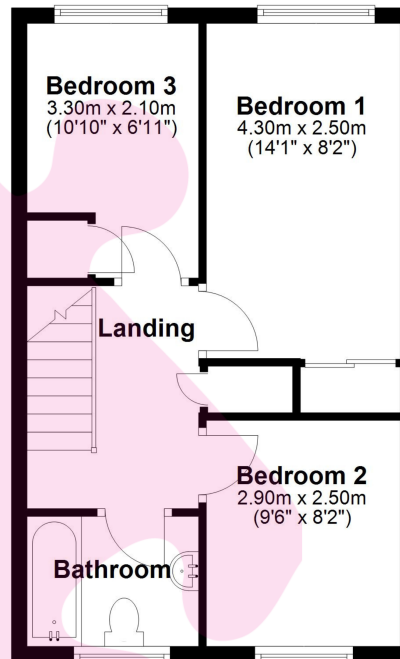
Ground Floor

Approx. 57.6 sq. metres (620.3 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Total area: approx. 96.0 sq. metres (1033.4 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 VWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	65	88
(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	