



34 High View Road, FARNBOROUGH, Hampshire GU14 7PU

Offers in Excess of £475,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to offer to the market this beautiful, Victorian semi-detached home. The house is situated on a quiet road within walking distance of Farnborough town centre and Farnborough Main station which offers a number of fast services to London.

The ground floor comprises; entrance hall, living room with feature bay window and a fireplace with a DEFRA approved log burning stove, a refitted, contemporary-style kitchen with fitted appliances, a utility room and a large four-piece bathroom. Upstairs on the first floor are two generous bedrooms, a study/nursery and a cloak room. On the second floor is a third, well sized bedroom.

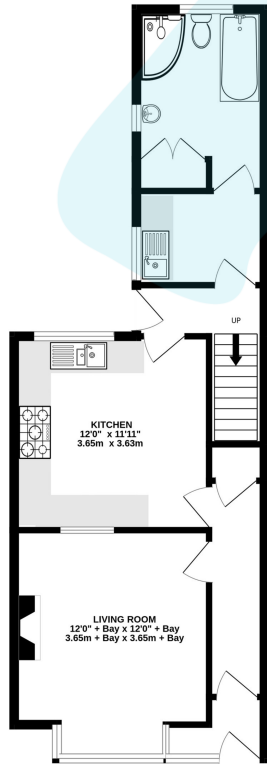
Outside is a secluded approximately 150ft rear garden, which is mainly laid to lawn and has a number of assigned sectors of the garden to make the most of the peaceful and private setting.

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



- MODERN CONTEMPORARY-STYLE KITCHEN
- CLOSE TO FARNBOROUGH TOWN CENTRE
- CLOSE TO FARNBOROUGH STATION
- THREE / FOUR BEDROOMS
- SOLAR PANELS
- UTILITY ROOM & CLOAKROOM

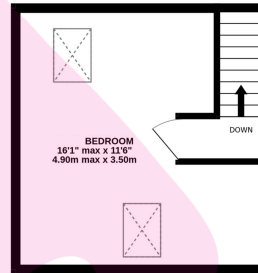
GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
248 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	79	
(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

