



## 84 Sunnybank Road, FARNBOROUGH, Hampshire GU14 9NL

£350,000 Freehold

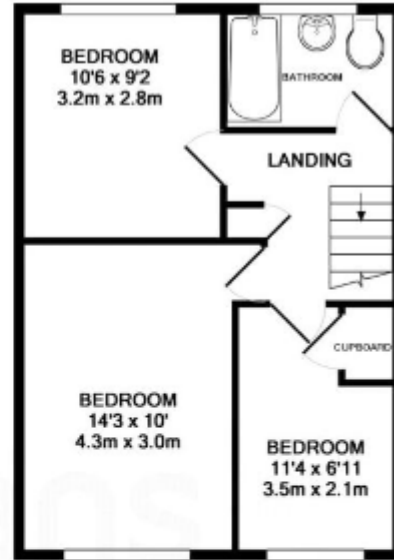
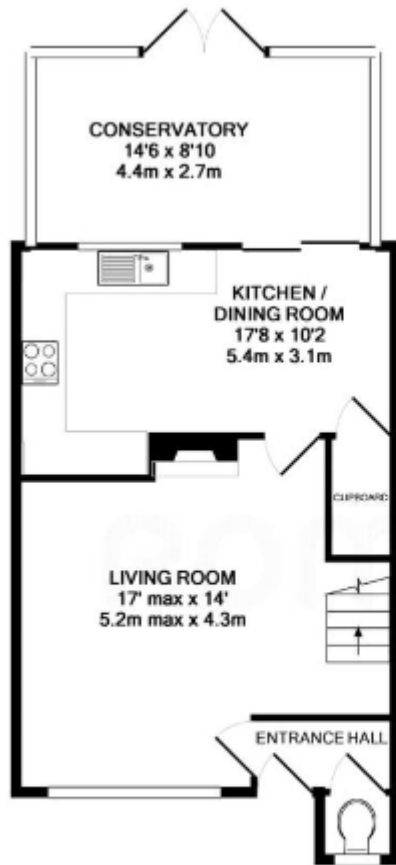
Jigsaw Estates Hampshire are delighted to offer to the market this family home with a beautiful lawned rear garden. It is situated in quiet and pleasant walk-way, with access to a range of local amenities including; a selection of local schools, and a parade of local shops. Just a short drive away you also have; Farnborough airport, Farnborough Main train station, the mainline station to London, the town centre and easy access to both the M3 and A331.

Accommodation comprises; a spacious living room with feature fireplace, a kitchen/breakfast room with direct access to a well-sized conservatory which leads directly to the expansive rear garden, and a downstairs cloakroom. Upstairs there are three bedrooms and a family bathroom. Outside to the rear is a large, secluded rear garden with a patio area and a gate that leads to a garage in a block. To the front is a lawned, front garden and gate for side access.

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



- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- EXPANSIVE REAR GARDEN
- GARAGE IN A NEARBY BLOCK
- LIVING ROOM
- CONSERVATORY
- COUNCIL TAX BAND = C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

