

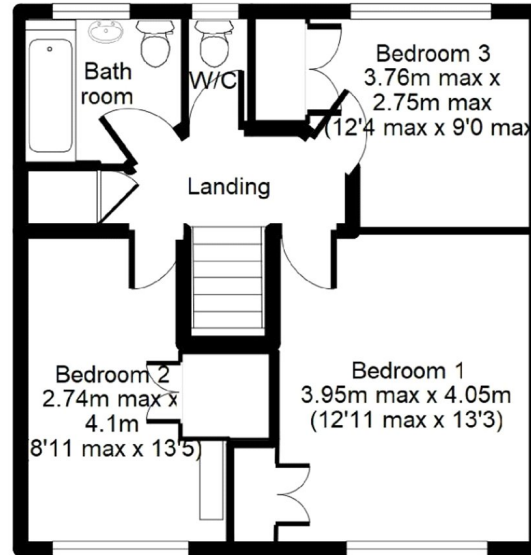
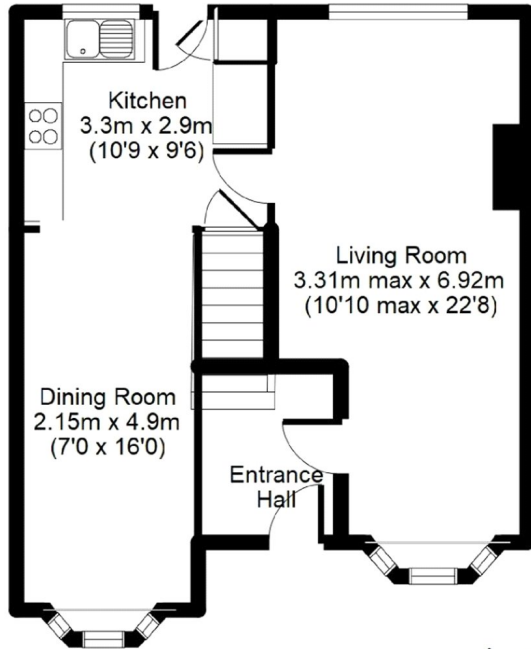
**Brecon Close, FARNBOROUGH, GU14 9JH**

**OFFERS IN EXCESS OF £375,000 Freehold**

Jigsaw Estates are delighted to present this recently refurbished and beautifully presented semi detached property which is situated in a popular cul-de-sac location in Farnborough. Ground floor accommodation comprises of a large living room and family room, open plan re-fitted kitchen and a dining room. The first floor offers three double bedrooms, bathroom and a separate toilet. The property further benefits from a private rear garden, recently replaced boiler and a large driveway providing parking for several cars. The property is within walking distance to nearby woodland and Hawley Lake. The property is situated within close proximity to Farnborough town centre, and the M3 and A3 are easily accessed via the A331. Farnborough Main Line train station is a short distance and offers a 40 minute service to Waterloo. Viewings are highly recommended. \*Floorplan to follow shortly\*

**Jigsaw**  
Estates Limited





Approx. Total Floor Area:  
99 Sq M = 1065 Sq Ft

Florplan is for Illustration purposes only.  
All measurements are apporximateand should be verified

- SEMI DETACHED
- THREE DOUBLE BEDROOMS
- DRIVEWAY PARKING
- CUL-DE-SAC
- REFITTED KITCHEN
- DINING ROOM
- RECENTLY REFITTED BOILER
- GENEROUS SIZED GARDEN WITH SHED
- CLOSE TO WOODLAND & HAWLEY LAKE
- GREAT TRANSPORT LINKS

## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

