



1 Hawthorne Villas, Darby Green Road, BLACKWATER,

PRICE £475,000 Freehold

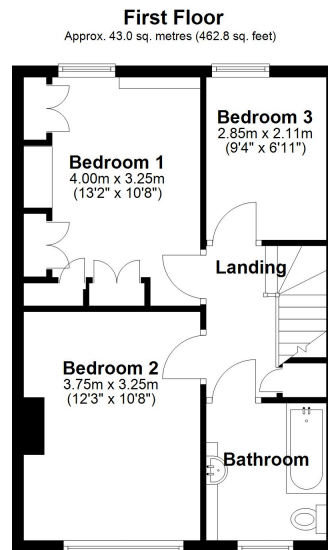
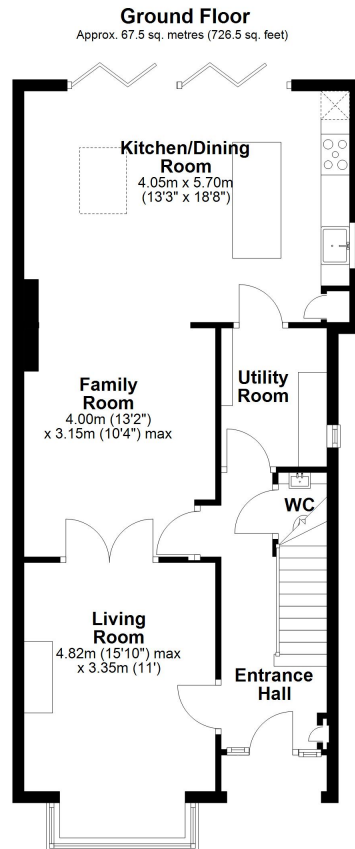
Jigsaw Estates are proud to offer this extended semi detached home, originally built in 1910 and located opposite playing fields on the borders of Yateley and Darby Green. The sellers have found a vacant property they wish to buy and have therefore priced this property realistically to sell.

In terms of accommodation, there are three bedrooms (two doubles and a single) and a recently refitted bathroom upstairs. The seller advises us the loft is large and there has been permission in the past to convert the roof space (this would have expired, so permission would need to be granted again).

Downstairs there is a front aspect living room with a wood burner. From here there are casement doors into the family room area which then flows into the refitted kitchen/breakfast/dining area with roof lantern and a full set of bi-fold doors. There is also a utility room linking up the kitchen and hallway areas and a refitted cloakroom.

Outside there is a decent size garden with patio and lawn areas leading down to what was a large cabin





Total area: approx. 110.5 sq. metres (1189.3 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.

- SELLER FOUND A VACANT PROPERTY TO PURCHASE
- OPPOSITE ENTRANCE TO DARBY GREEN PLAYING FIELDS
- RECENTLY REFITTED BATHROOM
- FAMILY ROOM AREA
- UTILITY ROOM & CLOAKROOM

- EXTENDED SEMI DETACHED FAMILY HOME BUILT IN 1910
- THREE BEDROOMS
- LIVING ROOM WITH WOOD BURNER
- REFITTED KITCHEN/BREAKFAST/DINING ROOM EXTENSION WITH FULL BI-FOLD DOORS
- DRIVEWAY FOR 2 CARS

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			
		70	76
England, Scotland & Wales		EU Directive 2002/91/EC	

