



## 6 Southern Way, FARNBOROUGH, Hampshire GU14 0RE

Offers in Excess of £415,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market, this immaculately presented home with garage and driveway, nestled in the Southwood development. The property is ideally situated with access to a range of local amenities including; local schools, Morrisons supermarket, Nutfield Health & Fitness centre and local parks. Just a short drive away you also have; Farnborough airport, the mainline station to London and the town centre and also the M3 and A331 are very accessible.

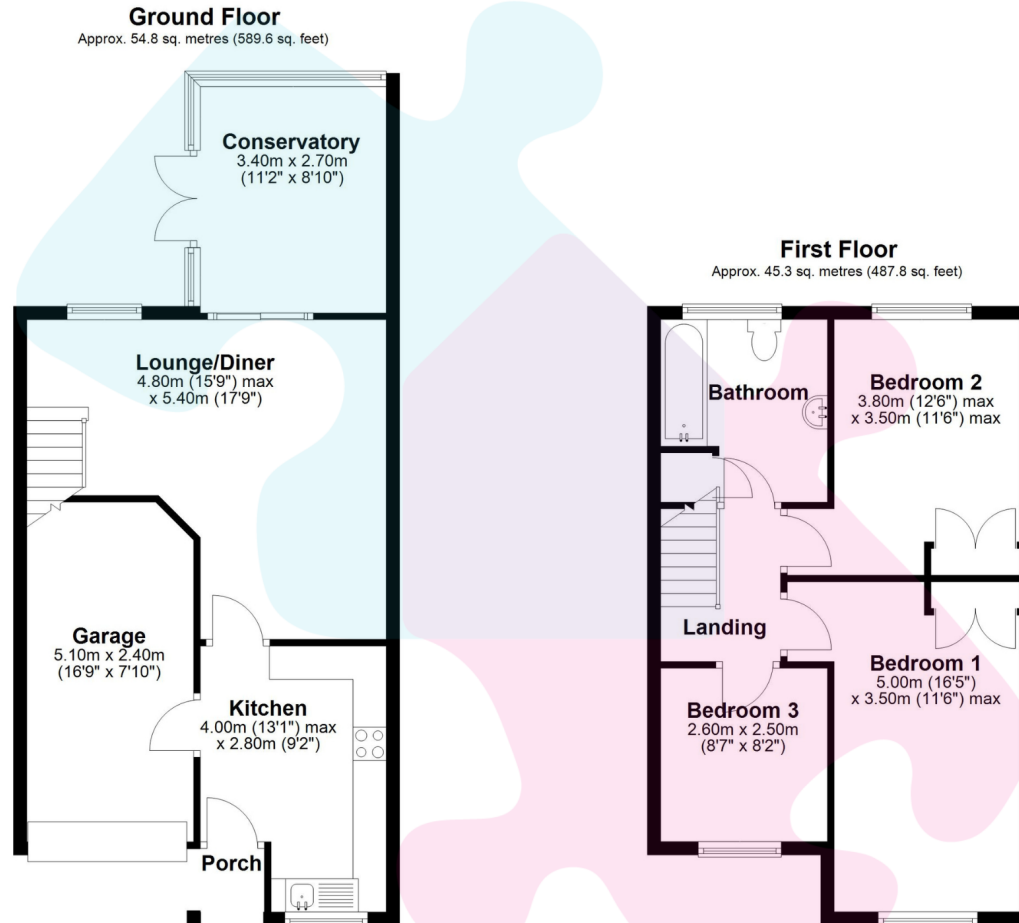
Accommodation downstairs comprises; a contemporary-style, refitted kitchen with direct access in to the integral garage which has power and lighting, a spacious L-shaped living/dining room and a large conservatory which is currently being used as a dining room come playroom by the current owners. Upstairs there are three generous bedrooms, two of which benefit from fitted wardrobes and a modern, refitted family bathroom.

Outside to the rear is a low maintenance garden with artificial grass, a patio area and a designated wooden decked area, perfect for relaxing and entertaining. To the front is a block-paved driveway for two





- THREE GENEROUS BEDROOMS
- CONTEMPORARY-STYLE REFITTED KITCHEN
- SPACIOUS CONSERVATORY
- COUNCIL TAX BAND = D
- MODERN FAMILY BATHROOM
- GARAGE AND BLOCK-PAVED DRIVEWAY
- LOW MAINTENANCE REAR GARDEN



Total area: approx. 100.1 sq. metres (1077.5 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.

Energy Efficiency Rating		Current	Poten
Very energy efficient - lower running costs			
(92+)	A	73	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	73	85
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	