



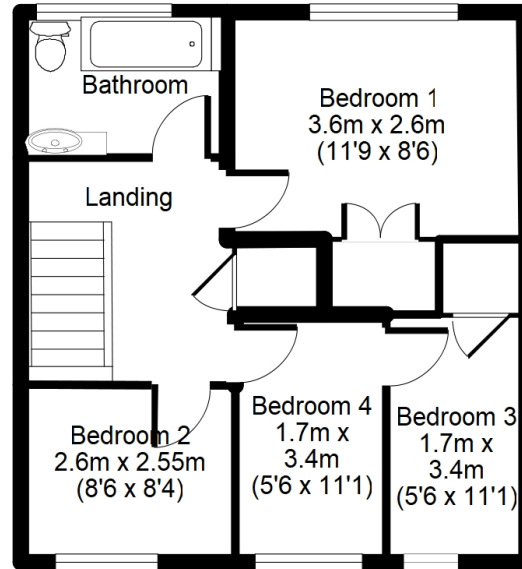
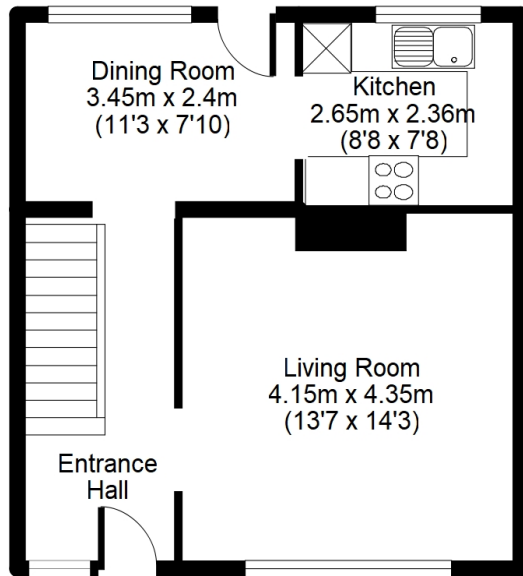
147 Giffard Drive, FARNBOROUGH, Hampshire GU14 8QD

£315,000 Freehold

VIDEO TOUR AVAILABLE Jigsaw Estates Hampshire are delighted to present to the market, this much improved three / four bedroom house situated with views over green space. The property is ideally located with access to a range of local amenities including; local schools, local shops, local parks. Just a short drive away you also have; Farnborough mainline station to London and the town centre, Farnborough airport and also the M3 and A331 are very accessible. Accommodation comprises; a well presented entrance hall, a spacious living room and a contemporary designed refitted kitchen which opens up to the dining area overlooking the rear garden and also spacious living room. Upstairs there are three to four bedrooms and a refitted luxury family bathroom. Outside to the rear is a secluded garden laid with astro-turf, patio area and a brick-built shed. To the front there are open views over Blunden Road Park. Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floor plans shown are for illustrative purposes only and are not drawn to scale.



- THREE / FOUR BEDROOMS
- REFITTED FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- RE-FITTED KITCHEN DINING ROOM
- SPACIOUS LIVING ROOM
- VIEWS OVER GREEN SPACES
- GOOD TRANSPORT LINKS



Approx. Total Floor Area:
84 Sq M = 904 Sq Ft

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

