



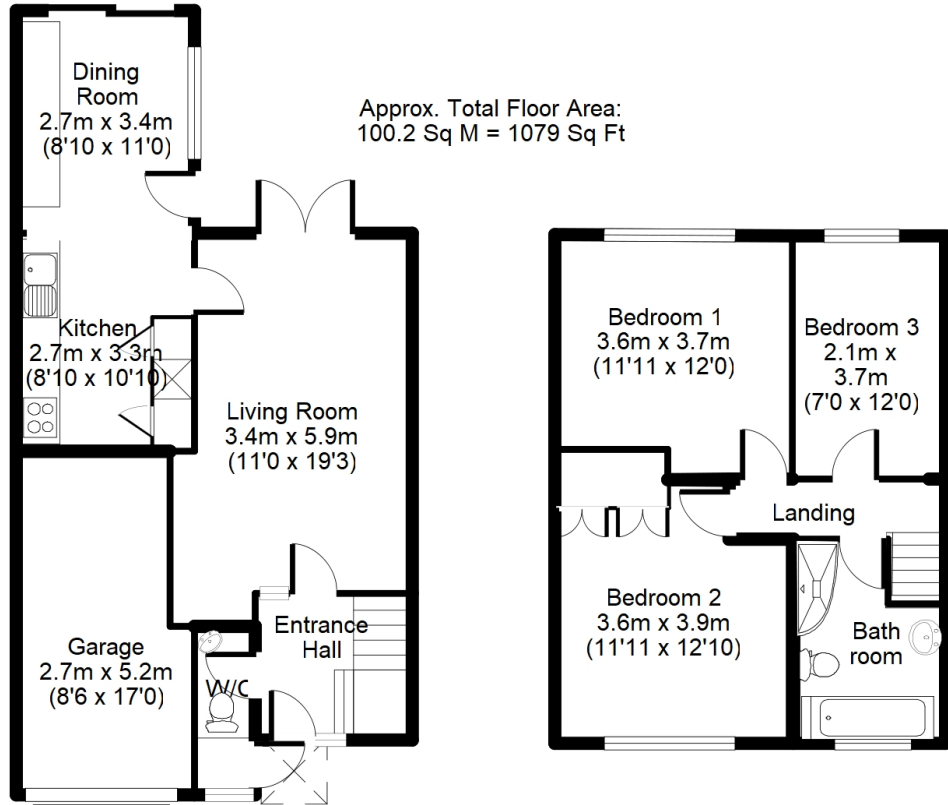
26 Dart Road, FARNBOROUGH, Hampshire GU14 9PB

£450,000 Freehold

Jigsaw Estates Hampshire are pleased to offer to the market this well-presented, semi-detached family home. The property has undergone many improvements by the current owner including; replaced double glazing, replaced gas boiler and radiators, and fully fitted kitchen and bathroom. It is ideally situated in a cul-de-sac, with access to a range of local amenities including; a selection of local schools, a parade of local shops. Just a short drive away you also have; Farnborough airport, the mainline station to London, the town centre and also the M3 and A331 are very accessible. Accommodation comprises; a generous living room with a superb marble, feature fireplace and double glazed French doors leading to the rear garden, a spacious, refitted kitchen/dining room with direct access to both the garage and rear garden and a downstairs cloakroom. Upstairs there are three double bedrooms and a refitted, luxury four-piece bathroom. Outside to the rear is a secluded rear garden with a patio area. At the front is a block-paved driveway and front garden mainly laid to lawn and access to the garage. 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. Floorplans shown are for



- THREE DOUBLE BEDROOMS
- LIVING ROOM WITH FEATURE MARBLE FIREPLACE
- DOWNSTAIRS CLOAKROOM
- REPLACED BOILER & RADIATORS
- REFITTED KITCHEN/DINING ROOM
- REFITTED FAMILY BATHROOM
- GARAGE & DRIVEWAY
- REPLACED UPVC GLAZING



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		83
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	54	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

