



ESTATE AGENTS



Whitehill, Hampshire

£435,000

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Enter the property into the spacious entrance hall, positioned to the left is the front aspect study, just beyond is the cloakroom which has a WC, wash hand basin and tiled floors. Positioned to the right of the hallway is the impressive and well-equipped 21' Kitchen/Breakfast room which has a full range of high gloss, soft close wall and base units with Corian surfaces over, a moulded sink and drainer unit, wall mounted boiler, integrated dishwasher, washing machine and oven, a stainless steel extractor, integrated fridge and freezer, a front aspect double glazed window and side aspect double glazed door, there is also rear aspect double doors providing access into the conservatory. The conservatory has a side aspect window and rear aspect double glazed doors providing access onto the garden, the conservatory has electric underfloor heating. Completing the downstairs is the living room which is positioned to the rear and has a double glazed window providing views over the garden. Off the hallway there is under stairs storage.

To the first floor there are three double bedrooms, the main bedroom is positioned to the rear and has built in wardrobes with hanging rails and sliding doors, there is also a well-proportioned en suite with a shower cubicle, WC, wash hand basin and tiled floors. The main bathroom is positioned to the front of the landing and has an enclosed bath unit with a wall mounted shower, part tiled walls, tiled floors, WC and a wash hand basin. Bedroom two also has built in wardrobes and enjoys views over the rear garden. Off the landing there is access to the loft.

To the rear there is an area of patio immediately off the property leading to a low level wall with steps providing access to an area of lawn. There is side access and to the front there is driveway parking and a path leading to the front door.

Freehold

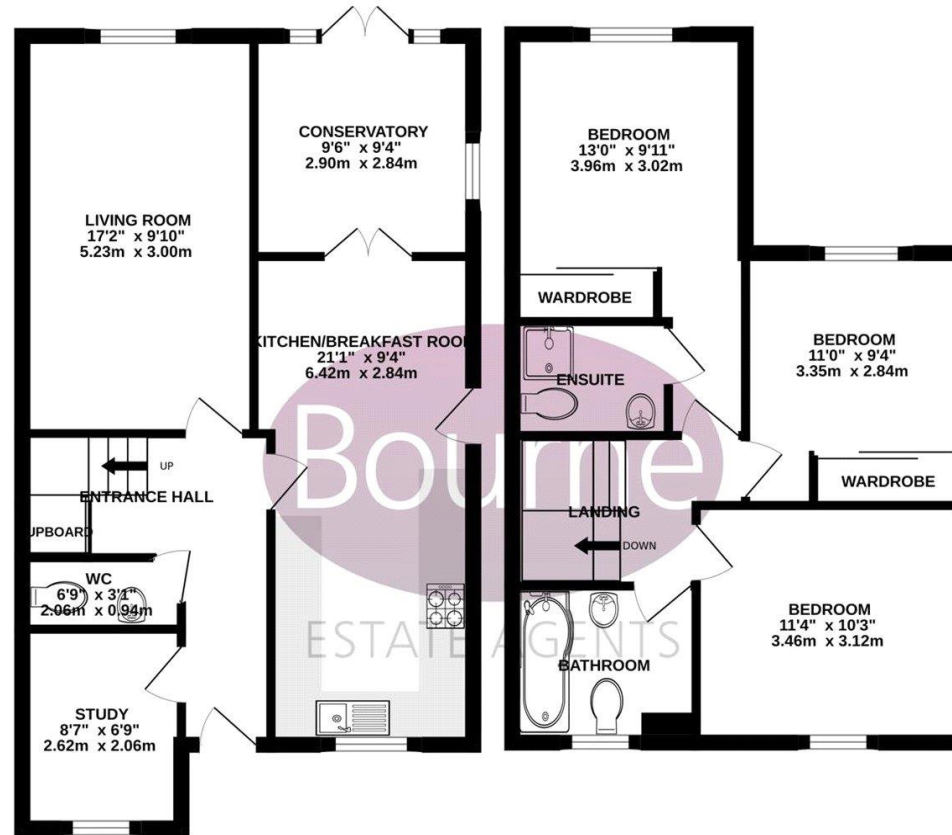
- Three Bedroom Semi-Detached
- Study
- Kitchen/Dining Room
- Conservatory
- Downstairs WC
- En Suite Shower Room
- Family Bathroom
- Driveway Parking
- Well-Proportioned Garden



Floorplan

GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



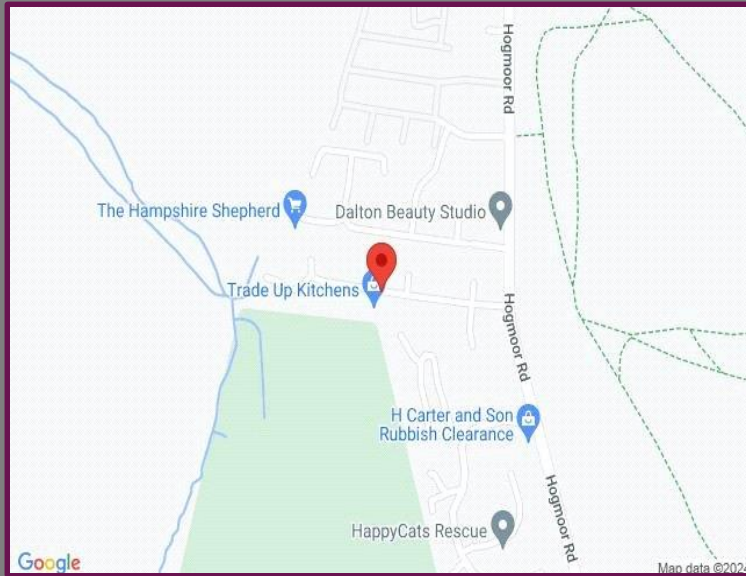
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 1106 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Glendale Terrace is located on Mornington Road in Whitehill. A popular residential location off Hogmoor Road. In the immediate area, is Hogmoor Inclosure, a local shop on Drift Road with a further variety of shops located in Bordon.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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