

Bourne

ESTATE AGENTS



Whitehill, Hampshire

Guide Price £425,000

Whitehill, Hampshire

As you step onto the premises, a feeling of openness and brightness envelops you. The entrance porch grants entry to the bungalow, garage, and rear garden. A well-equipped, roomy kitchen occupies the front of the property, boasting ample storage and appliance space, along with the first bedroom, Bedroom one. Moving down the hallway to the rear right side, you'll find Bedrooms two and three. The accommodation is rounded out by the impressive 26'8 reception room and a contemporary shower room.

Outside, the front garden features a predominantly lawned area, enclosed by a petite stone wall. The driveway not only offers parking but also leads to a single garage. The private rear garden is a combination of lush lawn and a spacious patio, complete with room for a greenhouse. Additionally, there's convenient side access from the garage.

Freehold
Council Tax Band : D

- Three Bedroom Bungalow
- Semi-Detached
- Extended Reception Room
- Refitted Kitchen
- Contemporary Shower Room
- Enclosed Rear Garden
- Garage
- Ample Driveway Parking
- Cul-de-sac Position
- No Onward Chain

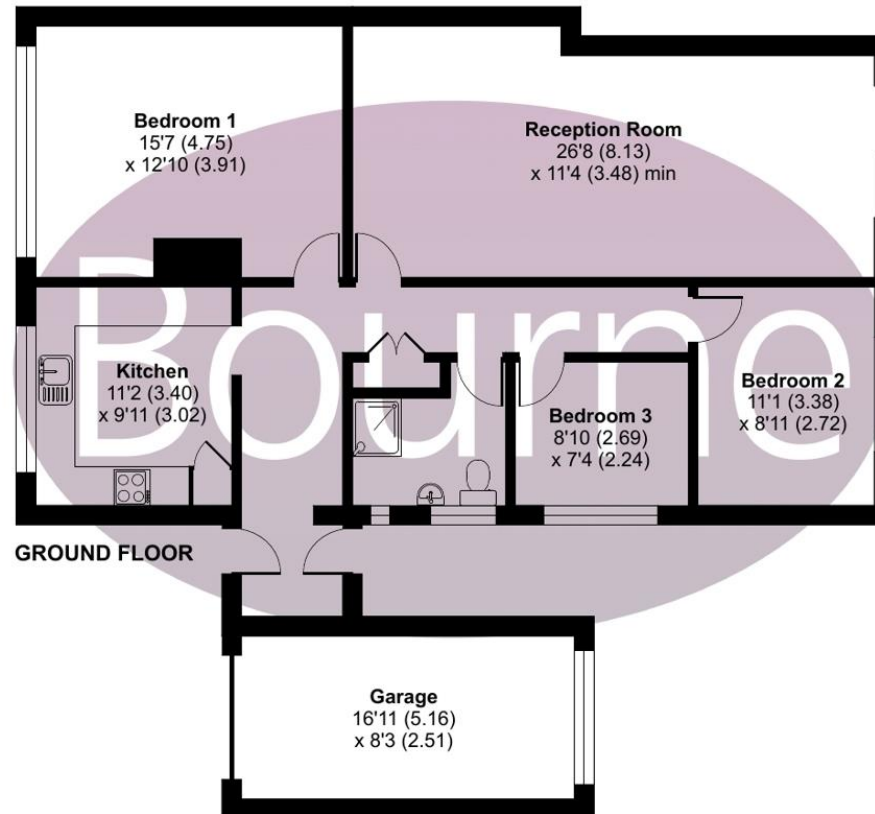


Floorplan

Eveley Close, Whitehill, GU35

Approximate Area = 1195 sq ft / 111 sq m (includes garage)

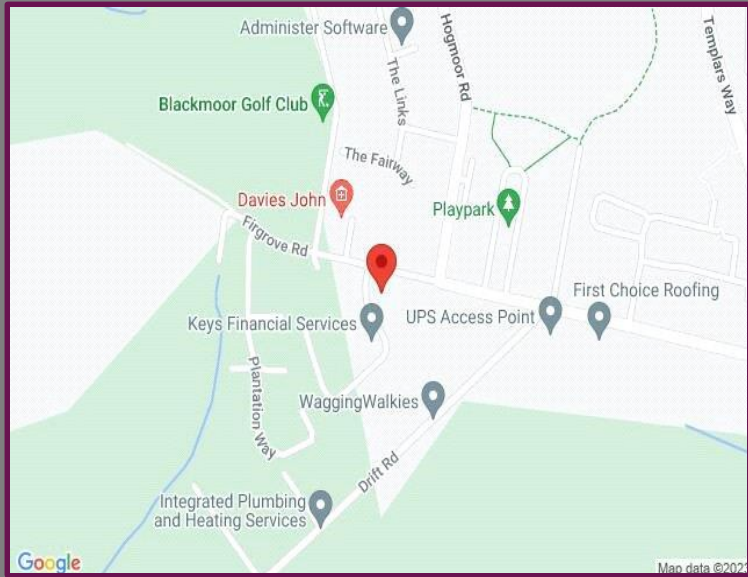
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1062309

Location

Whitehill is a small village surrounded by acres of woodland at The Deadwater Valley Nature Reserve. There are a small number of local shops, with a greater range of shops and facilities close by in the neighbouring town of Bordon. The larger towns of Farnham and Petersfield are close by with main line railway stations offering a fast service into London Waterloo (Liss offers a stopping service 4 miles away). Bordon had a long standing history with the British Army, however following their departure in 2015 there has been an extensive programme of development for Whitehill and Bordon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(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.



A refreshing choice...

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