



Bordon, Hampshire

This delightful three-bedroom property in St Lucia Park is presented to the market in impeccable condition. Upon entering the bright entrance hall, which provides access to a downstairs w/c, you'll find a generously sized kitchen/diner on your right-hand side. The kitchen boasts plenty of cupboard space, a built-in oven with a four-ring gas hob, and provisions for a washing machine and a dishwasher. At the rear of the house, the living room features double rear aspect windows with views overlooking the well-maintained south facing rear garden. A rear hall offers additional storage space for coats and shoes, and a glazed door opens onto the garden. The hallway has been updated to include a modern banister and bespoke under stairs storage, including a cupboard for a tumble dryer.

Upstairs, three good-sized bedrooms and a modern family bathroom await. Bedrooms one and two are spacious double rooms, with the added luxury of a built-in walk-in wardrobe in bedroom one. Bedroom three, a well-proportioned single room, serves as an ideal home office. The bathroom is tiled to full height around the bath, with a dark floor offsetting the neutral white suite, and it includes a shower over the bath.

This house has undergone extensive modernisation by the current owners, with numerous thoughtful touches that elevate it to the status of a fantastic family home. Upon viewing the property, you'll discover the extras that set this home apart from others on this development.

Freehold
Council Tax Band : A

- Three Bedrooms
- Ample Storage
- Landscaped rear Garden
- Allocated Parking
- Ready to move into
- Decorated throughout
- Downstairs WC
- Modern Bathroom
- Modern kitchen/dining room
- Short walk to Bordon Inclosure

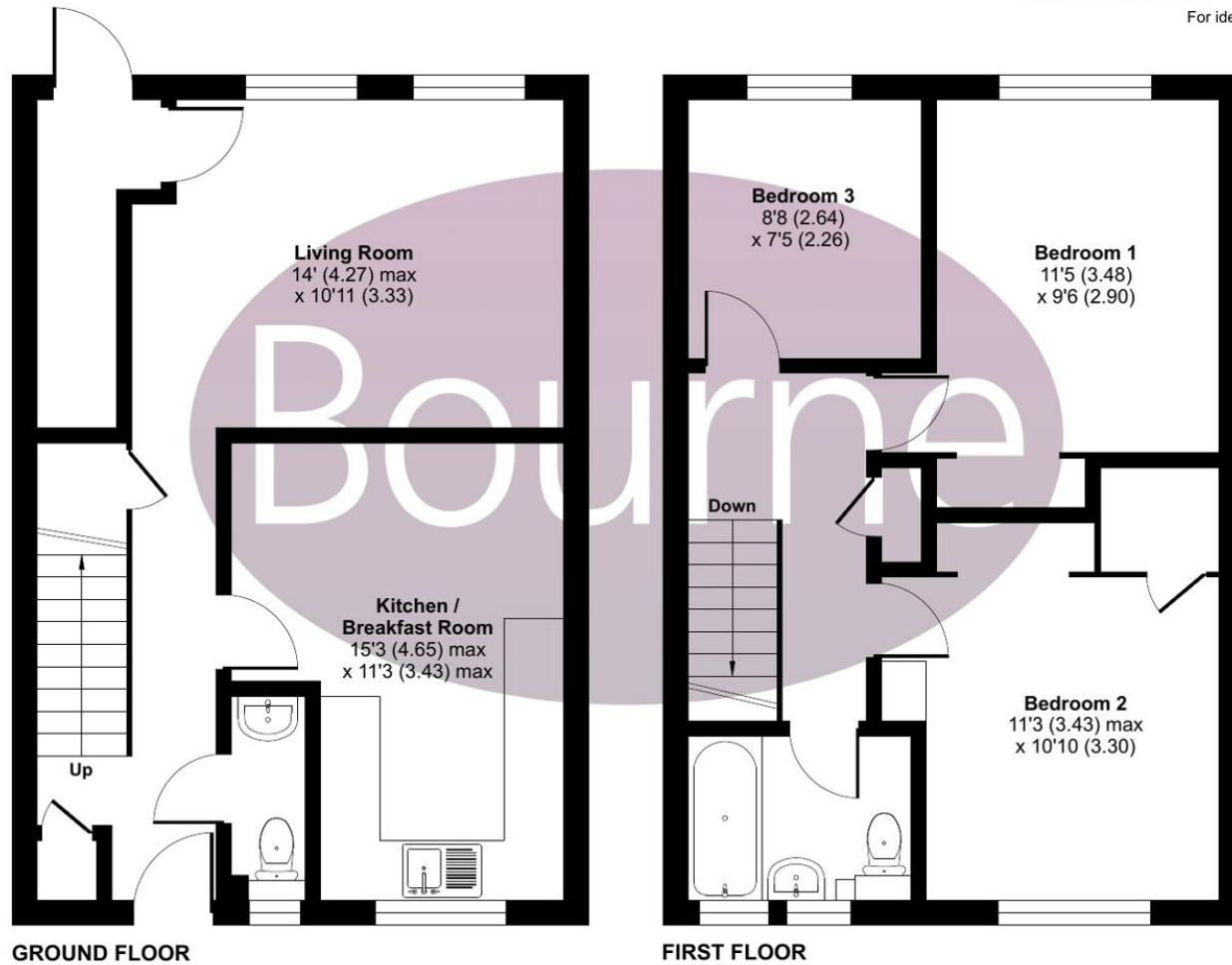


Floorplan

St. Lucia Park, Bordon, GU35

Approximate Area = 958 sq ft / 89 sq m

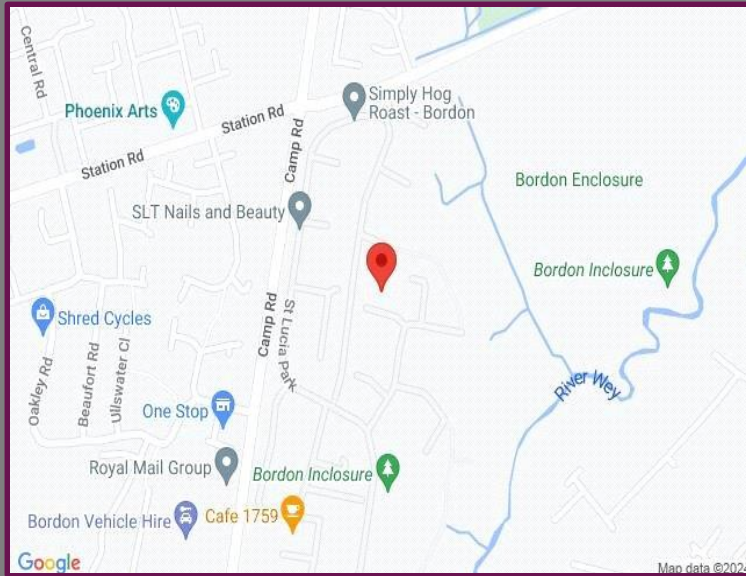
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1073658

Location

A short walk away, you can explore Bordon Inclosure and its 75 acres of open woodland for year-round walking and exploration.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	76	
(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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