



ESTATE AGENTS



Bordon, Hampshire

Offers Over £350,000



# Bordon, Hampshire

Spacious two bedroom semi-detached property, offering an NHBC guarantee for your peace of mind. The home features a practical layout with a kitchen equipped with built-in appliances and a generously sized living room to the rear. A convenient downstairs cloakroom is located off the entrance.

Upstairs, you'll find two double bedrooms and a centrally positioned bathroom, providing ease of access from both rooms. The rear garden, accessible through side access, is predominantly laid to lawn with shrub borders, offering a simple yet charming outdoor space. The front of the property boasts a blocked paved driveway, providing parking space for two cars.

This property strikes a balance between functionality and comfort, making it an ideal choice for those seeking a practical and modern living space.

Freehold

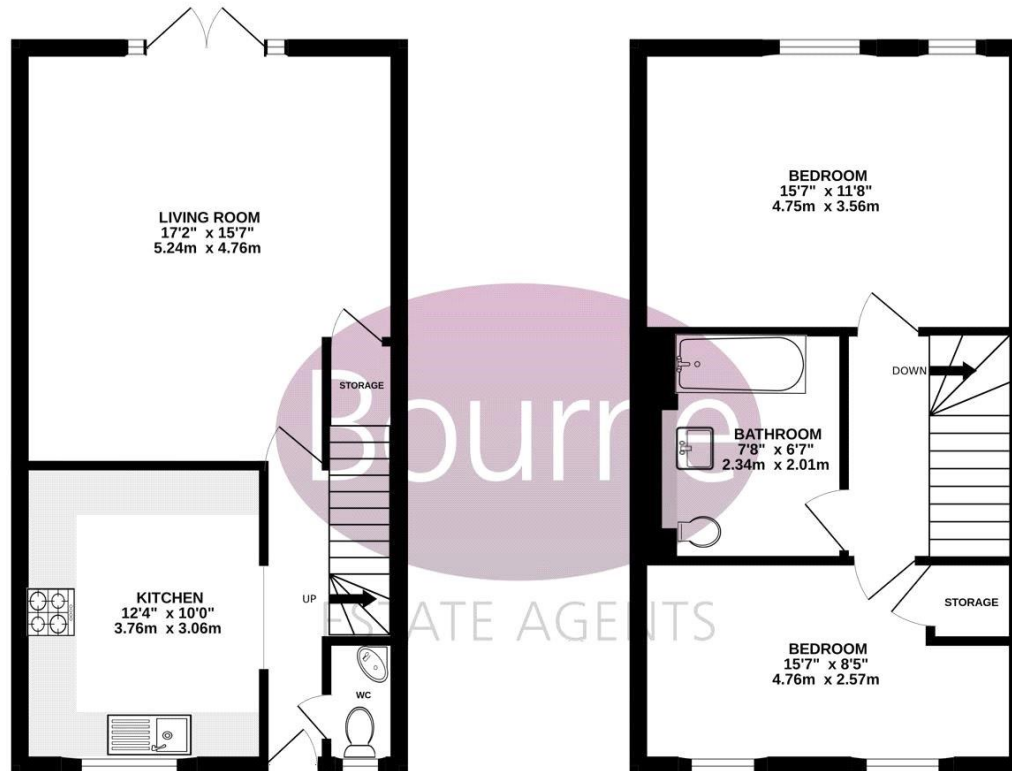
- Two Double Bedrooms
- Driveway Parking
- NHBC Guarantee
- Downstairs Cloakroom
- Popular Location
- Ideal First Time Purchase
- Built In Appliances
- Energy Rating B



# Floorplan

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

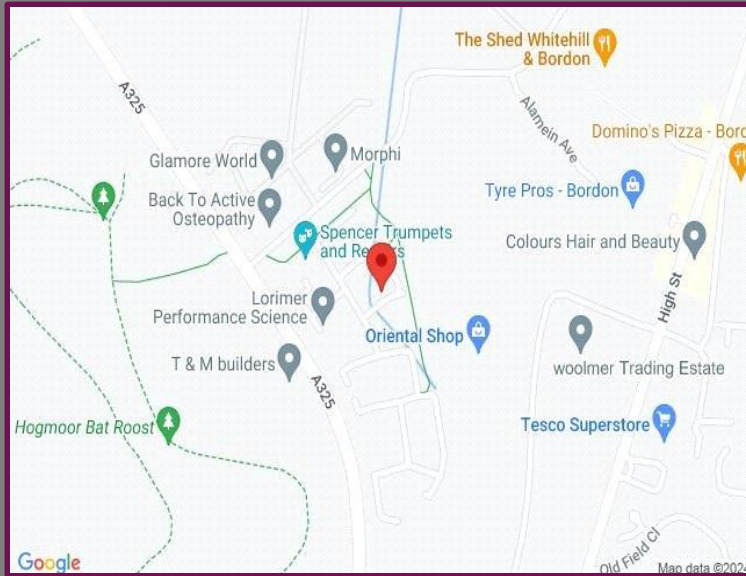
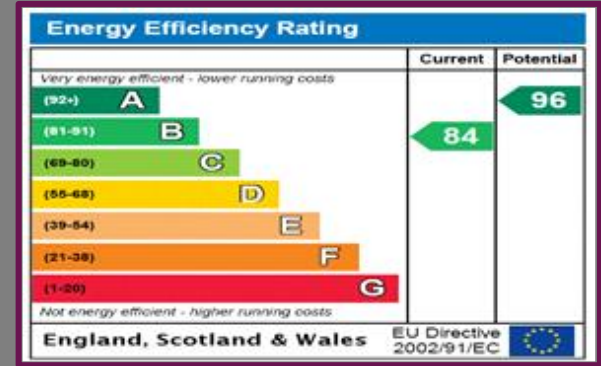
TOTAL FLOOR AREA : 817sq.ft. (75.9 sq.m.) approx.

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

Just a brief five-minute stroll from your doorstep lies Hogmoor Inclosure, encompassing 100 acres of woodland walks, a café, and activity centres. Families can enjoy amenities like a new skate park, BMX track, and numerous well-equipped play areas. Conveniently situated between the historic market towns of Farnham, Alton, and Petersfield, and within easy reach of Guildford, Portsmouth, and Basingstoke, the town provides quick access to the A3 and local bus links to nearby stations. London is just an hour away.



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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