



Bordon, Hampshire

Offers in excess of £450,000



# Bordon, Hampshire

This modern townhouse in Bordon, featuring three bedrooms and three bathrooms, was constructed by Taylor Wimpey in 2021. Spread across three floors, it offers stylish living with a well-presented interior.

The ground floor comprises a bright kitchen with integrated appliances and a spacious living/dining room that opens onto the rear garden. Upstairs, there are two double bedrooms and a family bathroom, while the top floor boasts a luxurious master suite with a walk-in wardrobe and an en suite bathroom that occupies the entire floor.

Outside, the garden offers both lawn and patio areas, and there's allocated parking and a garage at the front. The property's location provides easy access to woodland walks and the town center, making it a convenient yet peaceful place to call home.

Freehold

- Linked Detached
- Larger Than Average Main

## Bedroom

- Dressing Room
- Ensuite
- Main Bathroom
- Garage
- Parking
- Beautifully Presented
- Three Bedrooms
- Conveniently Located



# Floorplan



**Douglas Drive, Bordon, GU35**

Approximate Area = 1303 sq ft / 121 sq m

Garage = 198 sq ft / 18.3 sq m

Total = 1501 sq ft / 139.3 sq m

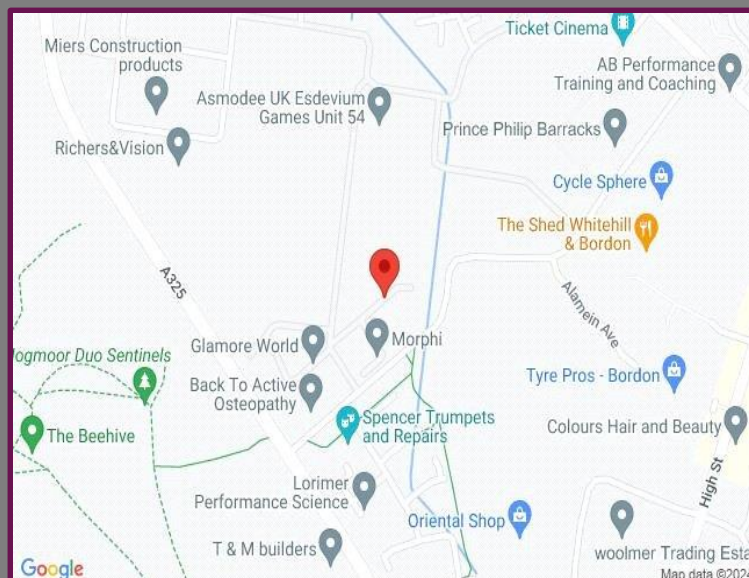
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.  
Produced for Bourne Estate Agents. REF: 1083568

# 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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