



# Bordon, Hampshire

Upon entering, you're welcomed by a spacious porch which is suitable for a wheelchair, pushchair or mobility scooter. leading into the kitchen/breakfast room which has plenty of cupboards, space for an oven and plumbed in washing machine. The side door conveniently leads to the driveway, making grocery unloading a breeze, while also providing easy access to a workshop for DIY enthusiasts.

To the left-hand side of the bungalow reveals a spacious 17' living room with feature fireplace with doors to access the rear garden.

A well-appointed inner hall connects the living space to the bedrooms of the home. Here you will find two comfortable bedrooms and a wet room adds practicality to the home's layout catering to everyday needs with ease.

The loft offers a sizable space that has the potential to be converted to meet your needs, whether it's an extra bedroom, a home office, or a hobby area. Outside, you will find ramped access to the front porch.

The front drive also gives access via double doors to a large workshop/hobby room.

Additionally, there's artificial grass both to the front and rear for easy maintenance. Electric gates to the rear provide access to a further drive leading to the garage, equipped with an electric up-and-over door with power, and lighting.

This detached bungalow provides a comfortable and convenient lifestyle with its well-designed layout, ample storage options and practical living spaces, making it an ideal home for anyone.

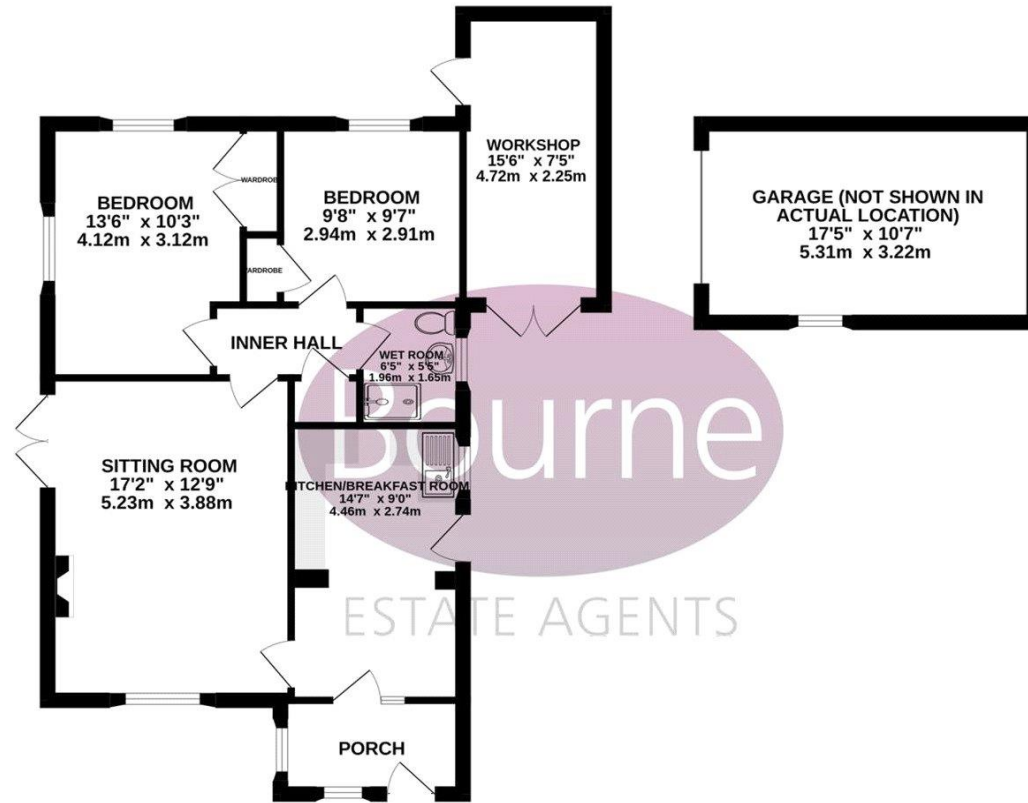
Freehold

- Detached Bungalow
- Ample Parking
- Garage
- Low Maintenance Garden
- Two Bedrooms
- Porch
- Gas Central Heating
- Kitchen/Breakfast Room
- Workshop
- Double Glazed
- No Onward Chain



# Floorplan

GROUND FLOOR  
1007 sq.ft. (93.5 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

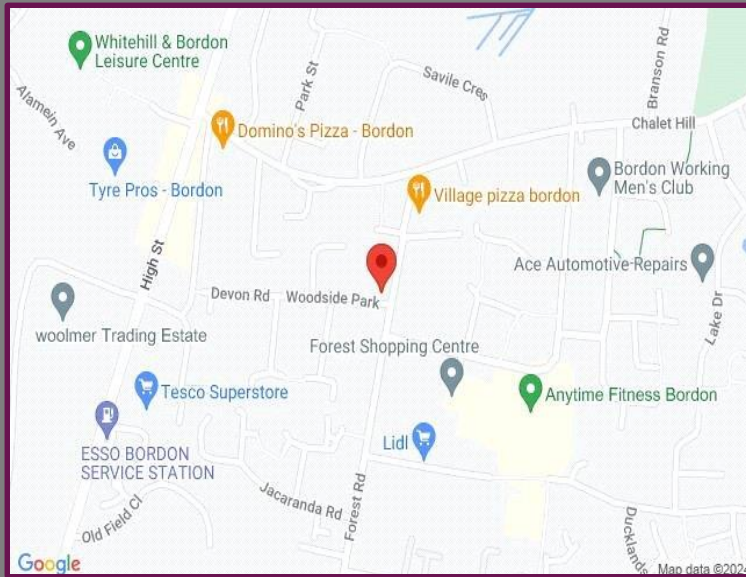
TOTAL FLOOR AREA: 1007 sq.ft. (93.5 sq.m.) approx.

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.

Made with Metropix ©2024

# Location

Bordon is situated in the A3 / M3 corridor and benefits from good road and rail links to both London and the South Coast. In 2010 Whitehill and Bordon was awarded significant funding to be redeveloped following the departure of the army. As well as new roads and approximately 3000 new houses Whitehill and Bordon will also be benefiting from a new town centre with many popular retailers looking to open in the town with a new Leisure Centre and Entertainment Hub 'The Shed' already opened. A new High School opened in 2019 and the town has 4 infant and junior schools. Rural space is plentiful in Bordon with the Hogmoor Inclosure, Woolmer Ranges, Deadwater Valley and Alice Holt Forest all a short distance from the property. Golfers can enjoy Blackmoor, Liphook, Blacknest and Petersfield golf courses nearby. The market towns of Alton and Farnham are both within 10 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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...

ALTON: 72a High Street, Alton, Hampshire, GU34 1ET

Tel: 01420 541454 | Email: [alton@bourneestateagents.com](mailto:alton@bourneestateagents.com)

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)