



# Lindford, Hampshire

Step into the welcoming, bright, and airy entrance, setting the tone for the contemporary living space. The shower room has been modernised to cater to bedrooms two and three.

Bedroom three, currently serving as a utility room, offers versatile usage options. The sellers are willing to remove the fitted units, restoring it to its original purpose as a cozy bedroom. Positioned towards the rear of this wing, bedroom two presents itself as a generously proportioned double room, providing ample space.

Venturing to the left of the entrance unveils a seamlessly integrated open-plan kitchen living room spanning a spacious 24 feet. This expansive area transitions into a sizeable dining space, ideal for hosting gatherings. Through double doors from the dining area leads to a small patio, perfect for outdoor dining. To the left lies the main bedroom, complete with access to a modernised shower/bathroom and access via double doors to the west-facing garden.

Outside, a shingled area accommodates two cars at the front, while the rear garden offers a blend of lawn, a shed, and a cozy patio area for outdoor enjoyment.

Freehold

- Detached Bungalow
- West Facing Rear Garden
- Modernised
- Open Plan Living Kitchen/Living Room
- Dining Room
- Three Bedrooms
- Two Bathrooms
- Convenient To Amenities
- Parking



# Floorplan

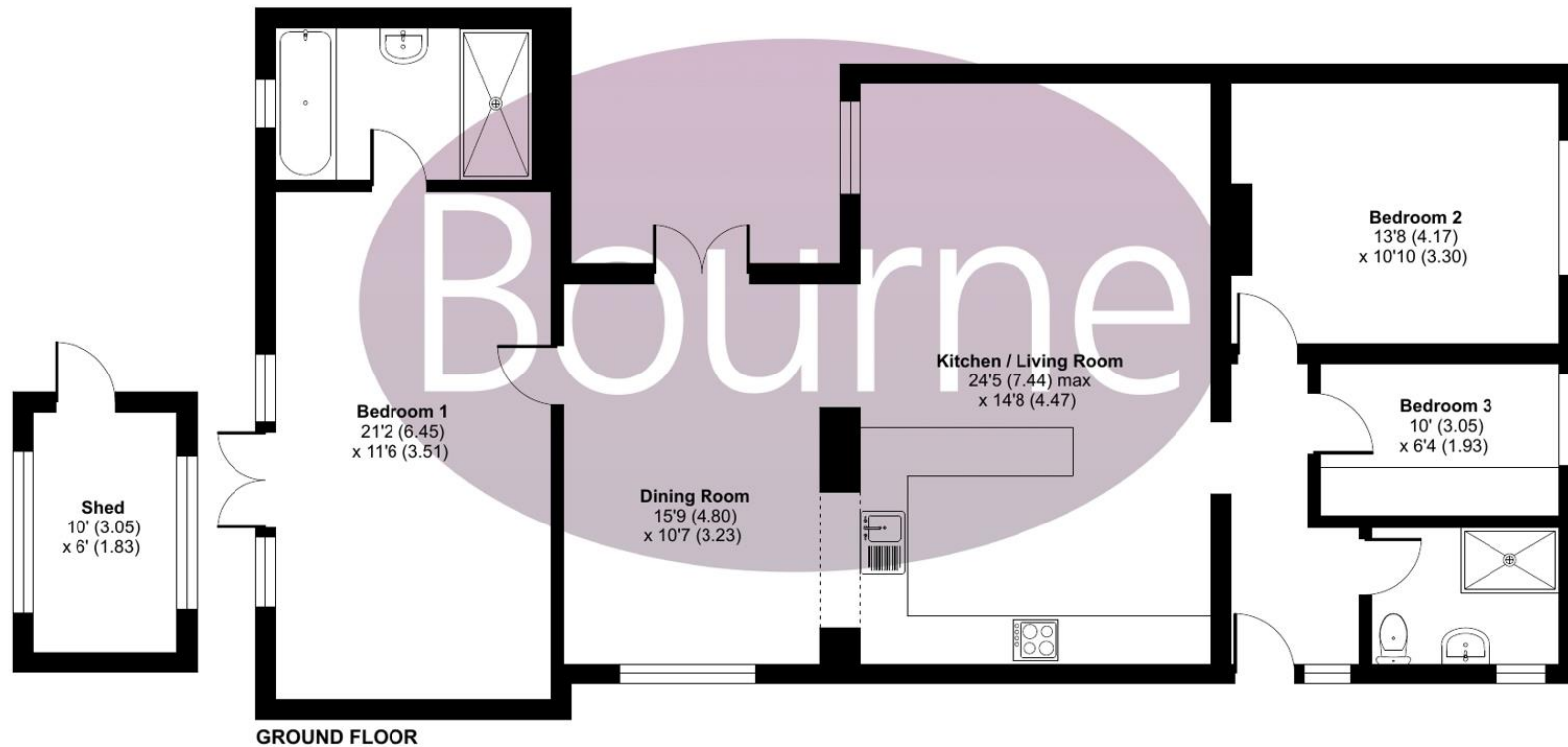
## Windsor Road, Lindford, Bordon, GU35

Approximate Area = 1230 sq ft / 114.2 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 1290 sq ft / 119.7 sq m

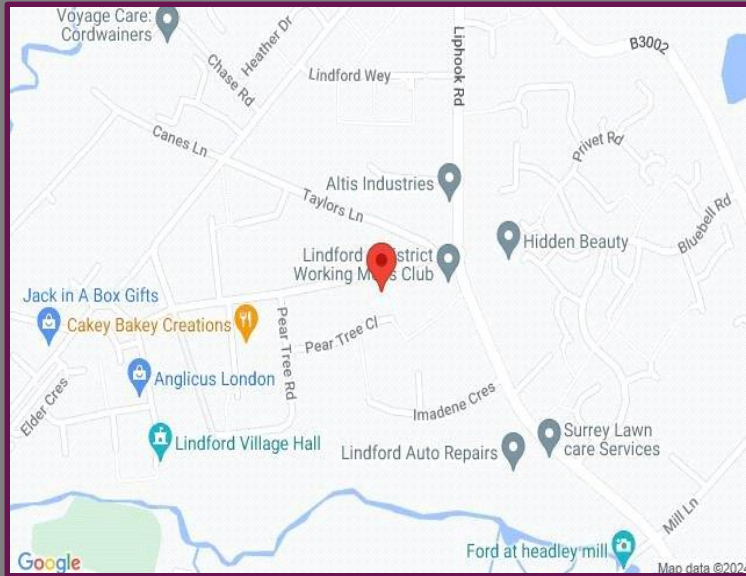
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Bourne Estate Agents. REF: 1102655

# Location

This property can be found on Windsor Road, a popular residential road in Lindford. Within the immediate area, there is a convenience store, a public house and Bordon enclosure. Mainline train stations serving London Waterloo can be found in Alton, Bentley and Liphook. The property also offers convenient access to the A3.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>76</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		
<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...

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