



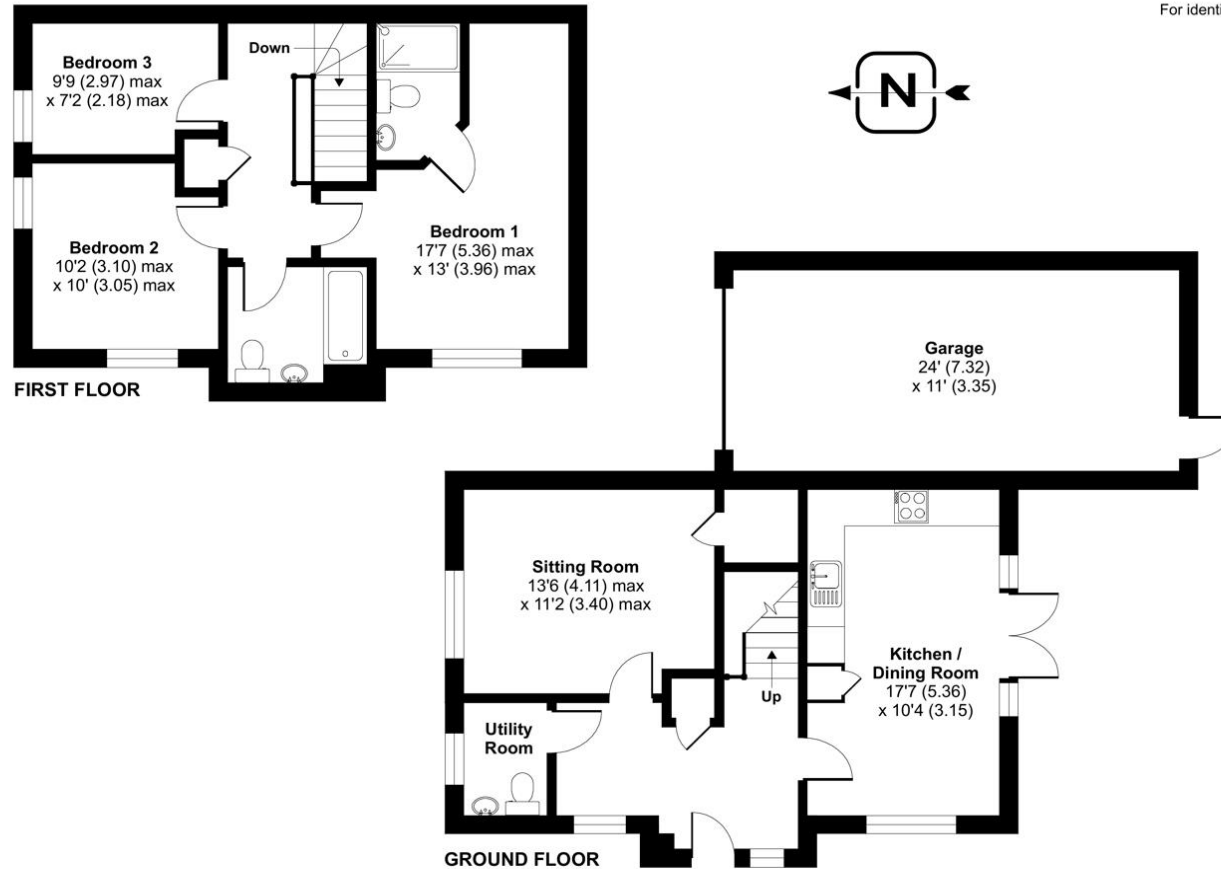
Sidney Martin Road, Bordon, Hampshire, GU35 0GF



ACCOMMODATION

Situated on a sunny corner plot, this charming three-bedroom home captivates with its inviting ambiance and modern comforts. Stepping into the generous entrance hall, you are welcomed by a seamless flow into the light and airy sitting room and a convenient downstairs WC. The heart of the residence is the expansive 17'7 kitchen/ dining room, featuring contemporary amenities and integrated appliances. A set of French doors open out to the patio terrace, creating an ideal space for family gatherings and entertaining. Upstairs, the principal bedroom awaits with its en-suite shower room and fitted wardrobes, offering a tranquil retreat. Two additional bedrooms and a modern family bathroom complete the upper level. Externally the enclosed rear garden is mainly laid to lawn, with a patio to the rear of the property, ideal for al fresco dining in the summer months. Benefiting from solar panels, off-street parking, and a garage, the property also boasts the assurance of four remaining years on its new build warranty and is offered with no onward chain. Don't miss the opportunity to experience firsthand the allure of this home and its prime location. Book your viewing today.

Approximate Area = 1054 sq ft / 97.9 sq m
 Garage = 264 sq ft / 24.5 sq m
 Total = 1318 sq ft / 122.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	87
(69-80)	C		
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1093112



SITUATION

The town of Whitehill and Bordon is undergoing a £1 billion regeneration which includes a new town centre, brand new leisure centre, The Shed which provides eateries, markets and boutique stores, The Cube stand up/open mike venue and drive in cinema, with Morrisons, the Mess Hall, Town Museum, shops and further eateries coming on line later this year. A new six-screen cinema, VOCA round town bus service and Health Hub are also planned. The town has new cricket and tennis facilities plus Pavilion restaurant at BOSCO, and among the largest areas of informal green space anywhere in Britain, including the Hogmoor and Bordon Enclosures. The town also provides a new skate park, BMX track and numerous well-equipped play areas for families. The town is located between the historic market towns of Farnham, Alton and Petersfield and between city/shopping destinations of Guildford, Portsmouth and Basingstoke with easy access to A3 and bus links to local stations. London is just an hour away. Education is provided by a wide choice of both state and private schooling close by. Access to the surrounding countryside is nearby with Headley Down Nature Reserve. More comprehensive facilities and services are available in Liphook, Farnham, Petersfield and Alton with rail links from all to London (Waterloo).



SPECIFICATION

- No Chain
- Sunlit 17'5 kitchen/ diner with French doors to garden
- Modern kitchen, integrated appliances.
- Principal bedroom with en-suite and fitted wardrobes.
- Seamless living with generous entrance hall.
- Remaining 4-year warranty
- Solar panels
- Off-street parking and garage
- Ideal for families
- Nearby forests and enclosures

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band D

GUIDE PRICE

Asking Price £450,000

TENURE

Freehold