



INTRODUCING
48 MORNINGTON ROAD

WHITEHILL, GU35 9EW

BEDROOM
3 BEDS

AREA
659 SQFT

BATHROOM
1 BATH



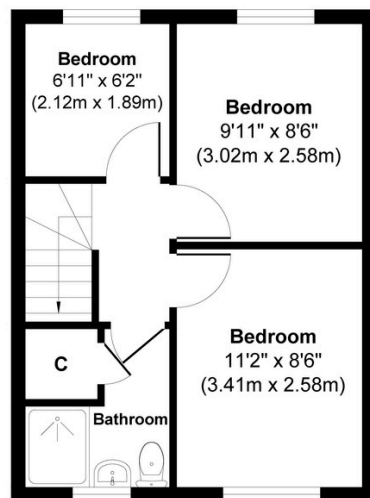
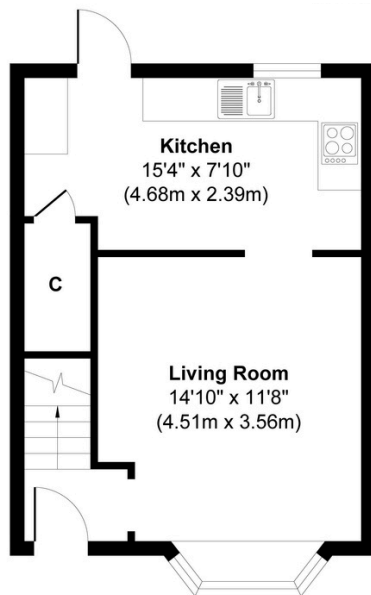
KEY FEATURES

- Well presented three-bedroom home
- Bay window with shutters
- Modern kitchen with integrated oven & gas hob
- Cul-de-sac location
- One allocated parking space
- Garage in a block
- Conveniently situated nearby Hogmoor Inclosure

WELCOME HOME

Nestled toward the end of the cul de sac, this home offers the perfect balance of modern living and woodland surroundings, with the beautiful Hogmoor Inclosure just a stone's throw away.

Step inside the living room boasting a large bay window with white shutters, allowing natural light to flood the room. The kitchen with ample cupboard space and room for a freestanding breakfast bar, leads to the rear garden – a lovely space with decking, and lawn areas. Upstairs, two double bedrooms await, alongside a third single bedroom, currently being utilised a home office and a modern white bathroom suite adds a contemporary touch rounding off the accommodation.







NEED TO KNOW

Freehold

EPC Rating C 75

Mains Gas, Electricity & Water

Council Tax Band C

East Hampshire District Council

Whilst every effort has been made to ensure the accuracy these particulars should not be relied upon and should be verified by your solicitor.

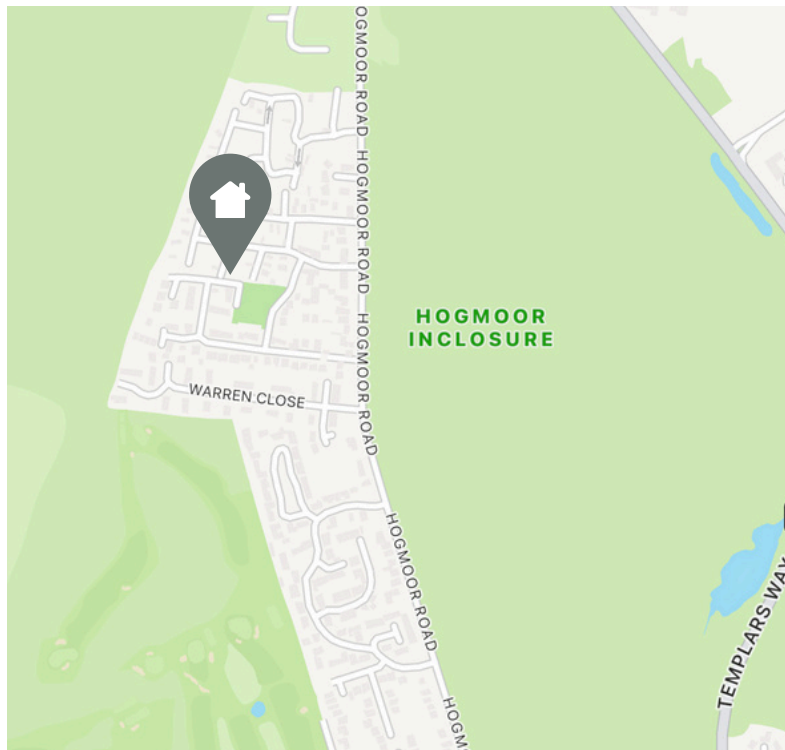


LOCAL TO YOU



Practically on your doorstep you are able to enjoy the fantastic Hogmoor Inclosure, the third largest Suitable Alternative Natural Greenspace (SANG) of its kind in the UK, containing a variety of habitats and natural features.

Within the postcode of GU35 you will find over 20 play parks, and plenty to do in the outdoors! Looking for something to eat? The Shed offers a fantastic choice of independent eateries and year round events. Just a 15 minute walk through the woods or a 4 minute drive away!



PUBS

ROYAL EXCHANGE
LIPHOOK ROAD
LINDFORD

THE HANGER
OAKHANGER RD
OAKHANGER

SHOPS

TESCO
HIGH STREET
BORDON

B&M
HIGH STREET
BORDON

SHOPS

SAINSBURYS
MIDHURST ROAD
LIPHOOK

LIDL
PINEHILL ROAD
BORDON

RESTAURANTS

THE SHED
SERGEANTS YARD
BORDON

WOODLARK
PETERSFIELD RD
BORDON

CAFE

CAFE 1759
CHEIFTAN HOUSE
BORDON

CHOCOLATE FROG
OAKHANGER FARM
OAKHANGER



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