



INTRODUCING
25 BLACKTHORNE CLOSE
BORDON, HAMPSHIRE, GU35 0TT

BEDROOM
3 BED

AREA
669 SQFT

BATHROOM
1 BATH



KEY FEATURES

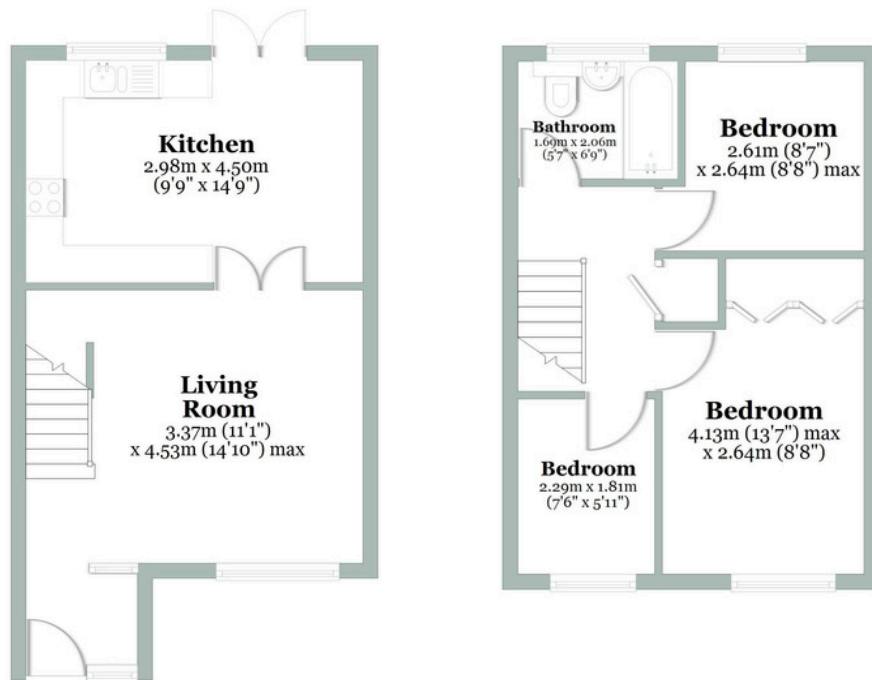
- Spacious entrance porch for coats and shoes
- Modern kitchen/dining room, with doors to the garden
- Principal bedroom with built in wardrobes
- Family bathroom with bath and overhead shower
- Allocated parking for one vehicle
- Level enclosed front and rear gardens
- Walking distance to local amenities

WELCOME HOME

This well-balanced home is practical with good natural flow between rooms and efficient use of space throughout. An ideal choice for first-time buyers, small families or investors.

The ground floor features a bright and spacious living room, providing space for relaxing and entertaining. To the rear, is a generously sized kitchen/dining room with direct access to the rear garden - perfect for everyday living.

Upstairs, the property comprises three bedrooms, the principal bedroom benefiting from built in wardrobes, a second child's room, and bedroom three is currently being utilised as a home office. The family bathroom, complete with bath and overhead shower, rounds off the first-floor accommodation.



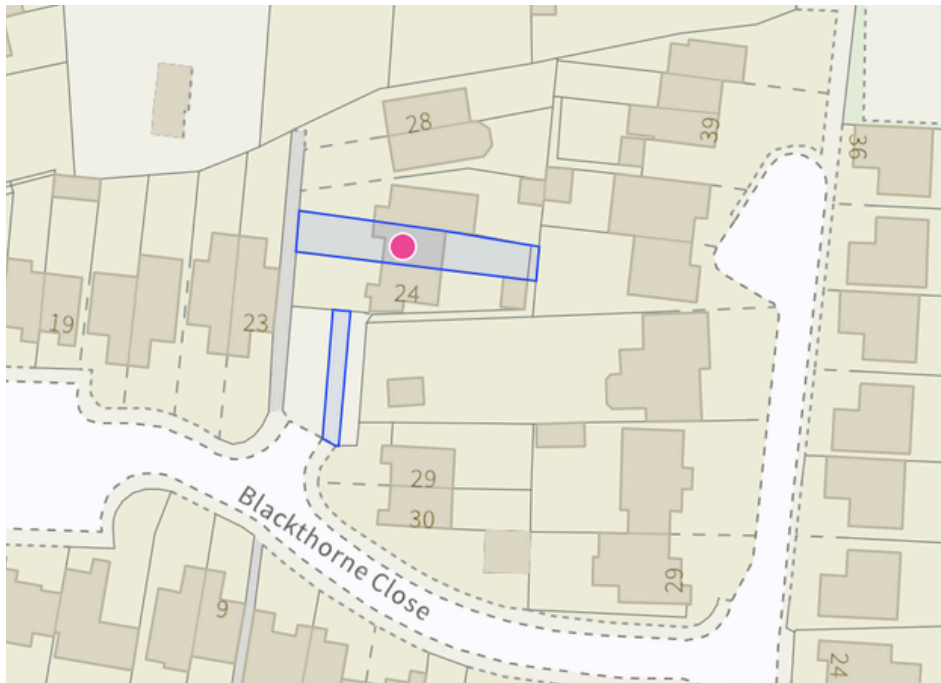


OUTSIDE

From the front, the property enjoys a generous enclosed garden, mainly laid to lawn, with a pathway guiding you to the front porch. Picket fencing, along with established shrubbery and a eucalyptus tree, creates a lovely sense of privacy and a welcoming first impression.

To the rear, the level east-facing garden is perfect for enjoying the morning sun, with a decking area ideal for summer BBQs and outdoor dining, while the rest is laid to lawn, offering a great space to relax or entertain.

The property further benefits from an allocated parking space, conveniently positioned for easy access, providing practical off-road parking for homeowners, with on street parking for visitors.





NEED TO KNOW

Freehold

EPC Rating C 72

Mains Gas, Electricity & Water

Council Tax Band C

East Hampshire District Council

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

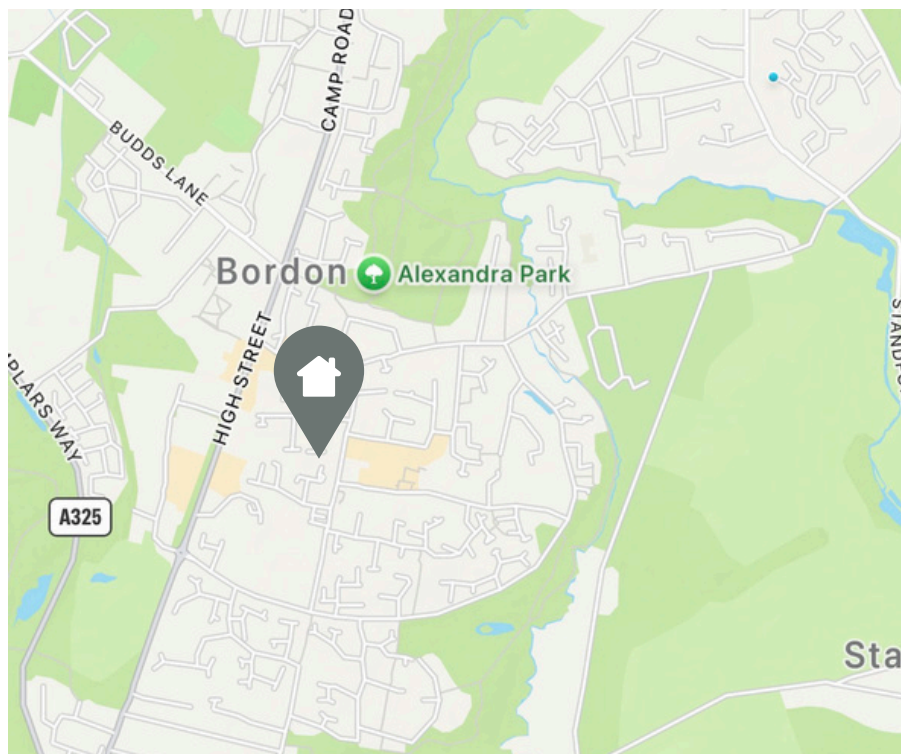


LOCAL TO YOU



On your doorstep you are able to enjoy Jubilee Park, the fantastic Bordon Inclosure and Dead Water Valley linked to the well known Shipwrights Way an ancient path connecting Bentley to the south coast, ideal for woodland walks, cycling and outdoor adventures.

With over 20 play parks in the GU35 area, a handful of shops and The Shed which offers a fantastic choice of independent eateries and year round events, all within walking distance, what more could you ask for?



PUBS

ROYAL EXCHANGE
LIPHOOK ROAD
LINDFORD

THE HANGER
OAKHANGER RD
OAKHANGER

SHOPS

MORRISONS
FOREST ROAD
BORDON

TESCO
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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