



INTRODUCING
4 GEORGE V AVENUE
BORDON, HAMPSHIRE, GU35 0FZ

BEDROOM
2 BED

AREA
819 SQFT

BATHROOM
1 BATH



WELCOME HOME

GEORGE V AVENUE

Situated in a popular residential position in George V Avenue, this well-presented mid-terrace home offers thoughtfully arranged accommodation over two floors, ideal for first-time buyers, downsizers or investors alike.

Combining generous room proportions with practical living areas, clever hive electric functionality throughout, two allocated parking spaces and a wonderful rear garden, this home strikes an excellent balance between comfort and convenience.

What our clients say

We instantly fell in love with the peaceful setting, perfectly framed by the spectacular, towering tree outside our windows. The location has been incredible for our lifestyle, with Bordon & Hogmoor Inclosure, and Broxhead Common all just moments away. Whether we are taking a scenic hike to Kingsley or simply exploring the abundance of local woodland trails, having nature right on our doorstep has been a constant joy. Over the past few years, we have invested in quality finishes to create a truly comfortable and modern home.



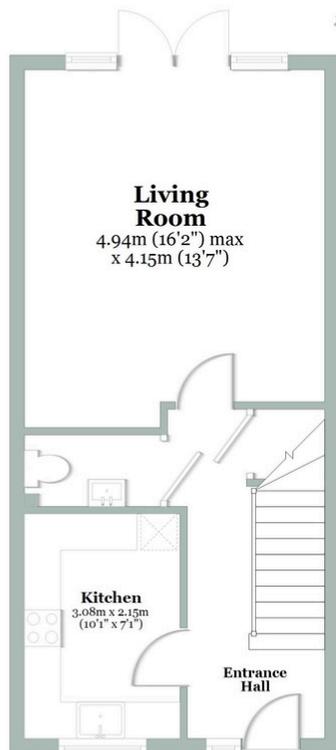
KEY FEATURES

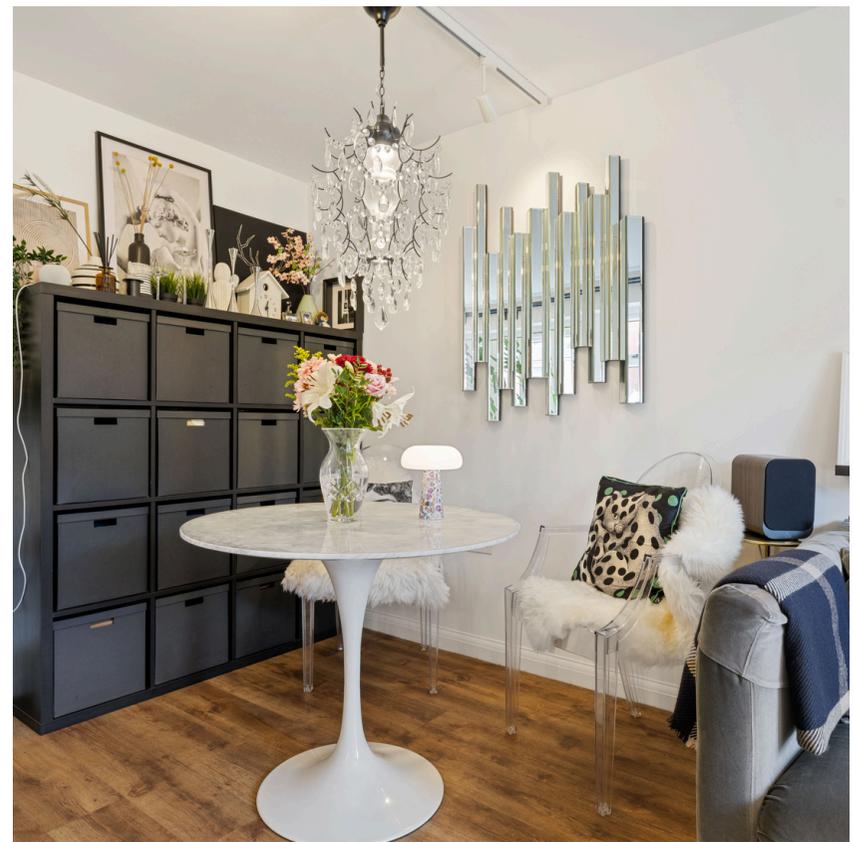
- Immaculately presented two-bedroom home
- Modern kitchen with quartz worktop
- Open plan living/dining room
- Double French doors to the easterly rear garden
- Downstairs WC
- Solar panels & Nest smart thermostat
- Two allocated parking spaces

DOWNSTAIRS

A spacious entrance hall welcomes you, to the front of the property is a well-proportioned kitchen, with ceramic sink and quartz worktop benefiting ample storage cupboards, ideal for everyday cooking.

To the rear, the generous living room spans the width of the property and provides an excellent space for relaxing or entertaining, with direct access to the garden allowing natural light to flow through. A cloakroom and under stairs storage cupboard completes the ground floor accommodation.

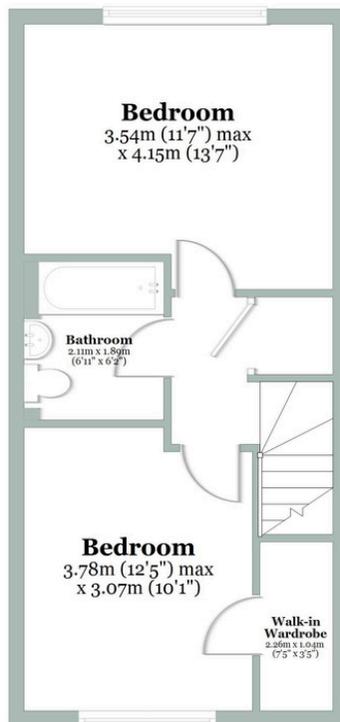




UPSTAIRS

The first floor comprises two double bedrooms and the bathroom. The main bedroom is a spacious double room with space for wardrobes, overlooking the garden, while the second bedroom, also well-sized benefits from a walk-in wardrobe.

A centrally positioned family bathroom serves both bedrooms and includes a bath with overhead shower. The loft has been fully boarded and offers a bonus space for those looking for extra space for hobbies.

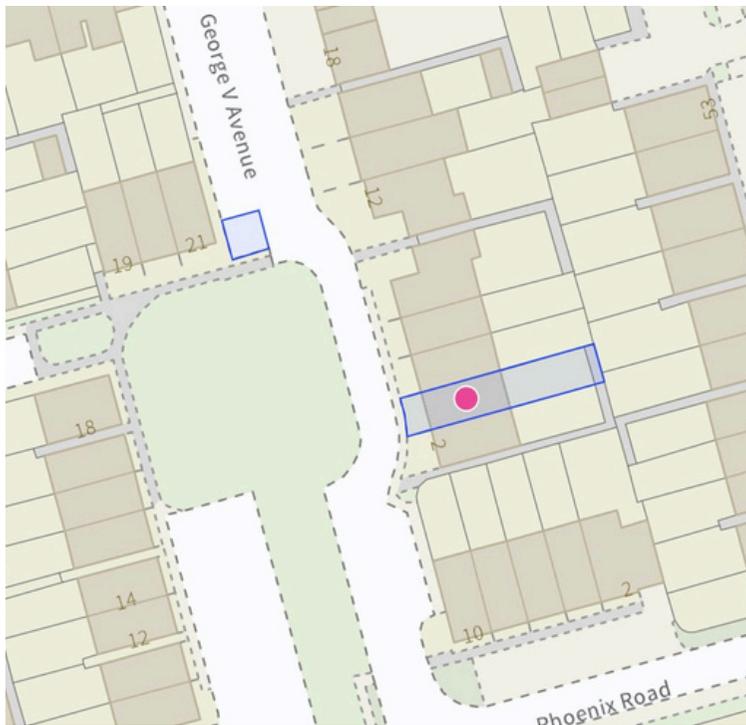




OUTSIDE

Externally, the property benefits from an easterly facing rear garden - with a patio area ideal for outdoor dining, relaxing or low-maintenance enjoyment, a level lawn with stepping stones and shed at the bottom of the garden with a gate for rear access.

To the front, the home enjoys a small front area with mature hedging and the advantage of two allocated parking spaces, providing convenient off-road parking.





NEED TO KNOW

Freehold

Estate Charge for 2025/26 - £225.03 PA

EPC Rating B87

Mains Gas, Electricity, Water & Full Fibre Broadband

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

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

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

ONE STOP
ENNERDALE RD
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
CHIEFTAIN HOUSE
BORDON

CHOCOLATE FROG
OAKHANGER FARM
OAKHANGER

OUR COMPANY

Just us from start to finish – No longer are you required to deal with numerous colleagues from a number of offices. We are your personal Property Professional, from your initial Market Appraisal to key handover on Completion Day.

Unrivalled marketing – Advertising on the four major property portals: Rightmove, Zoopla, OnTheMarket & PrimeLocation.

Limited clients – Our business model means we work for only a handful of clients at any one time.

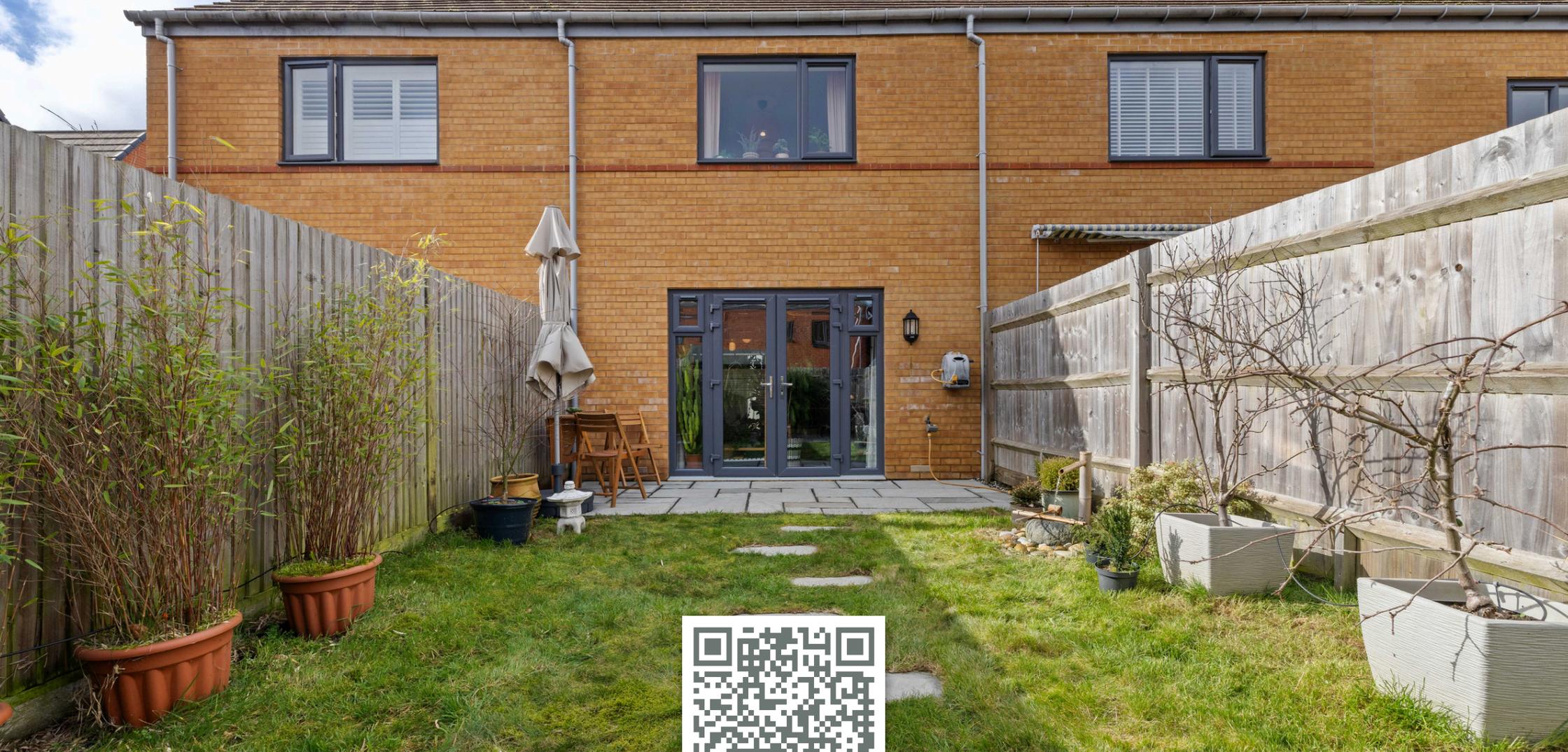
ABBY & MICHAELA

PROPERTY PROFESSIONALS

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Both living locally, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style of estate agency covering Surrey, Sussex & Hampshire.





HEART & HOME PROPERTY PROFESSIONALS

ABBY WHEELER & MICHAELA SANDERS

HAMPSHIRE | SURREY | WEST SUSSEX

E. HELLO@HEARTANDHOMEPROPERTY.CO.UK

T. SURREY 01428 483322 | HANTS 01420 257173