



INTRODUCING  
**98 HAWTHORN WAY**  
LINDFORD, HAMPSHIRE GU35 0RB

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**BEDROOM**  
2 BEDS

**AREA**  
730 SQFT

**BATHROOM**  
2 BATHS



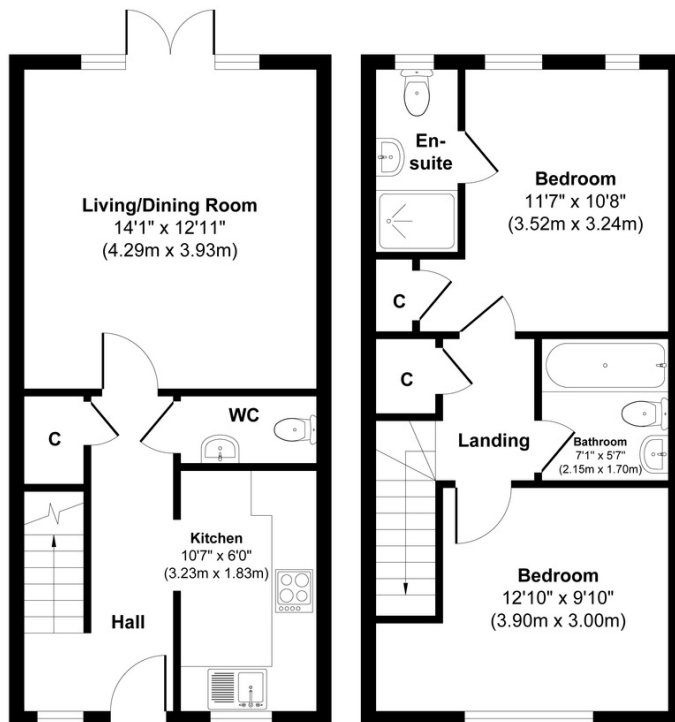
## KEY FEATURES

- Well presented two-bedroom home
- Open plan living & dining room
- Modern kitchen with integrated oven & gas hob
- Master bedroom with en-suite shower room
- Downstairs WC
- Two allocated parking spaces
- Central Village location

# WELCOME HOME

Step inside this beautifully presented two-bedroom home, with a modern, good sized kitchen, a large downstairs WC and a generous living/dining room that has double doors leading onto the rear garden.

Head on upstairs where you will find two double bedrooms, the master having an en-suite shower room and built in storage cupboard, and the family bathroom, with handheld shower.





# OUTSIDE

Double doors from the living room lead you out to the level rear garden, separated into a patio for alfresco dining, a level lawn and rear access.

Just a short walk from the Bordon Inclosure, a designated SANG area, this home offers an enviable position and we highly recommend a viewing to fully appreciate what this lovely home has to offer.





## NEED TO KNOW

Freehold

With an Estate Charge of £250 Per Annum

EPC Rating C 78

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



Directly on your doorstep you are able to enjoy the fantastic Bordon Inclosure, a stylish village pub, a friendly convenience store and the local working men's club.

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

SPAR  
ELMFIELD COURT  
LINDFORD

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



# HEART & HOME PROPERTY PROFESSIONALS

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