



INTRODUCING  
**29 ST. LUCIA PARK**  
BORDON, HAMPSHIRE GU35 0LB

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**BEDROOM**  
3 BEDS

**AREA**  
926 SQFT

**BATHROOM**  
1 BATH





## KEY FEATURES

- Beautifully presented three-bedroom home
- Well proportioned bedroom and living space
- Open plan kitchen/dining area
- Family bathroom & downstairs WC
- Landscaped level garden, with designated zones
- Two allocated parking spaces
- Opposite Bordon Enclosure

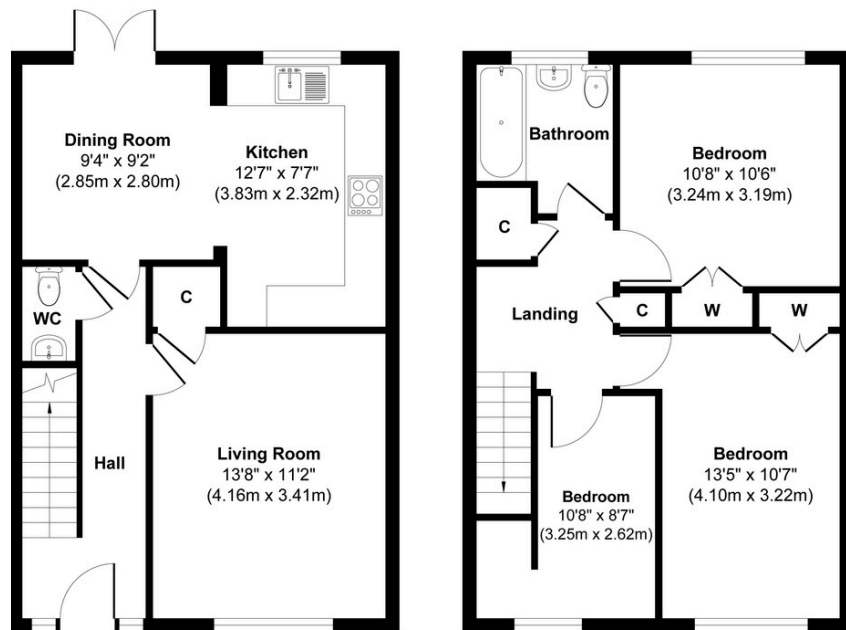


# WELCOME HOME



Step inside this beautifully presented three-bedroom family home, converted only four years ago, benefitting from a modern, good sized open plan kitchen/dining area with double doors that lead to the rear garden, a generous living room with southerly outlook and downstairs WC.

Head on upstairs where you will find two double bedrooms, and a third good size single room, each having their own built in storage cupboards, and the family bathroom, with overhead shower.











## NEED TO KNOW

Freehold

With an Estate Charge of £482.76 for 2024

EPC Rating C 78

Mains Gas, Electricity & Water

Council Tax band A

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.





# OUTSIDE

Double doors lead you to the garden which has been lovingly landscaped during our clients ownership to incorporate designated decking, patio and lawn area, as well as raised bedding for plants.

Just opposite from the Bordon Inclosure, a designated SANG area, this location offers an enviable position and we highly recommend a viewing to fully appreciate this lovely home.

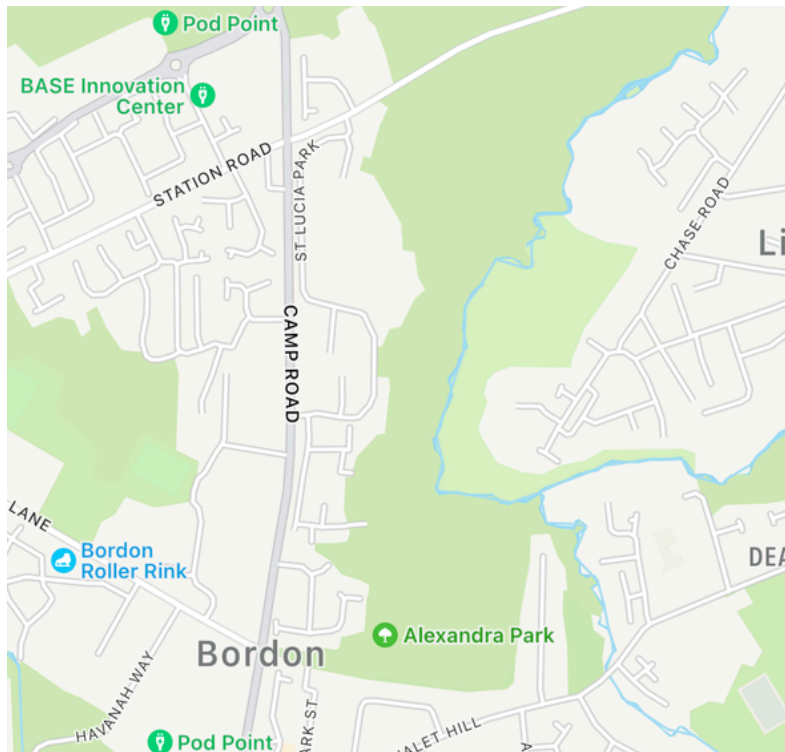




# LOCAL TO YOU

On your doorstep you are able to enjoy 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 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

TESCO  
HIGH STREET  
BORDON

B & M  
FOREST ROAD  
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





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