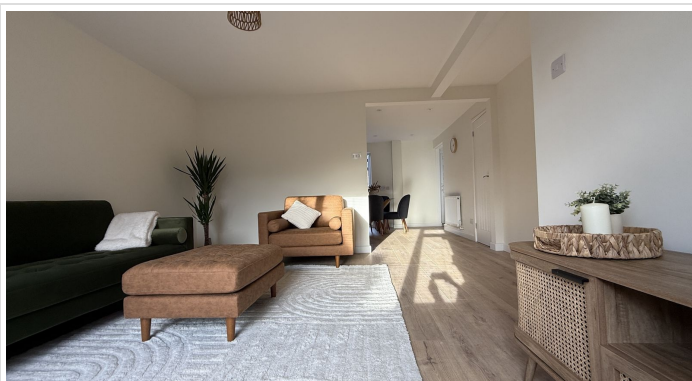


## 3 Bed Terraced In Larch Road Headley Down, Bordon, GU35 8AS

£300,000





## SHORT DESCRIPTION

Property Ref: 17554 "Ready to move into" recently renovated three bedroom house with enclosed landscaped garden. Offered with no onward chain. • Situated in a popular residential position close to woodland walks and a local convenience store • Parking spaces available to this property via Ling Crescent, just next to the property. • To the front of the property a low brick wall defines the boundary, with a gate providing access into a garden which has been landscaped to be low maintenance with an area of AstroTurf lawn and path to the front door • A modern Upvc front door opens into a spacious entrance porch with built in coat storage area; an ideal area for school books and coats to be dropped! Or muddy coats and boots to be removed after local woodland walks • A lockable inner front door opens to an entrance hall with stairs to 1st floor • Spacious sitting room with large west facing window with a wide opening to the modern kitchen diner to the rear • The kitchen offers plenty of space for family dining and entertaining to take place with contemporary drawer and cupboard storage in addition to integrated fridge freezer, washing machine, dishwasher, oven and induction hob. A large under stair cupboard also provides useful storage. There are patio doors opening directly onto the garden, plus an opening to a rear lobby with WC and further back door onto the garden • Moving to the first floor there is newly laid carpet to the landing and the three bedrooms. There are two doubles with built in wardrobes and a single bedroom • The bathroom is newly fitted with an electric shower over the bath • The rear garden is a lovely space with new fencing, a paved patio area with cover over (ideal for al fresco dining whatever the weather!) and a wide AstroTurf lawned area. To the far corner is a gate onto a rear access path • Offered with no onward chain. Larch Road is a popular residential road, with a playing field and a corner shop close by. Headley Down itself is an attractive rural predominantly residential area, within easy reach of many acres of National Trust common, ideal for walking and riding including Ludshott Common, Arford Common and the more recently formed Headley Down Nature Reserve. In the immediate vicinity is a small convenience store and fuel station. A newsagent and small delicatessen can be found in Headley village. Between Headley Down and Grayshott is Applegarth, a restaurant, farm shop and cookery school. A wider range of services and shops can be found in Grayshott, whilst high street shopping and mainline stations can be found at Haslemere and Farnham. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles. Tenure: Freehold EPC Rating: C Council Tax Band: B (Correct at time of publication and is subject to change following a council revaluation after a sale) Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage. Broadband and Mobile services: Visit checker.ofcom.org.uk Property Type: Terraced Full selling price: £300000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: B EPC rating: C Measurement:968.752 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Communal, Off street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

Bath Room(s)

1

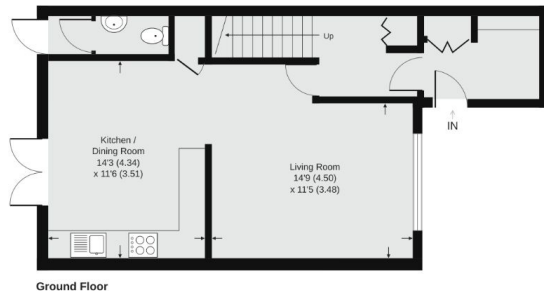
Living Room(s)

## FLOOR PLAN

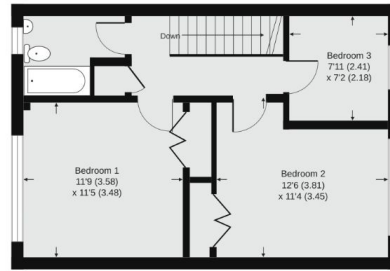
Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## Larch Road, GU35

Approximate Gross Internal Area = 93.7 sq m / 1009 sq ft



Ground Floor



First Floor



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 90 square metres  |

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

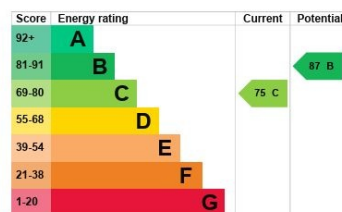
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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