



From our office in London Street proceed to the roundabout and take the third exit. At the following roundabout follow the road around in the left hand lane and take the second turning left into The Broadway. At the mini roundabout bear right into Weyhill Road. Proceed straight across the next three roundabouts and take the next turning on the left into Gallaghers Mead. Take the right hand turning into Shaw Close.

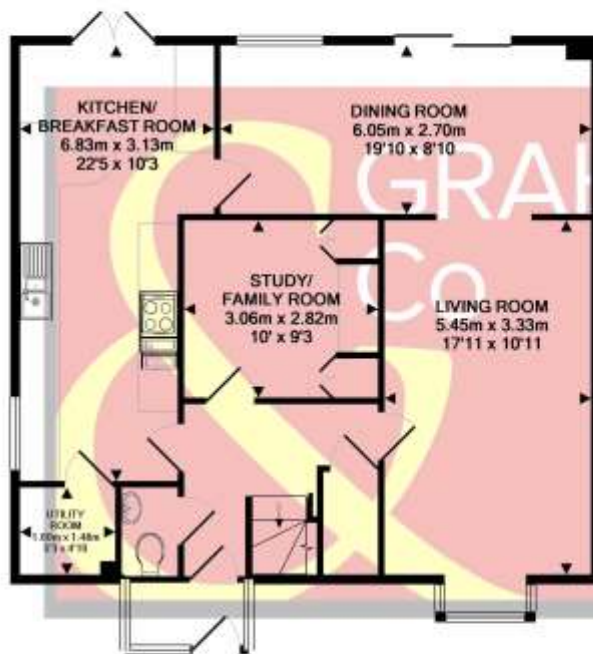
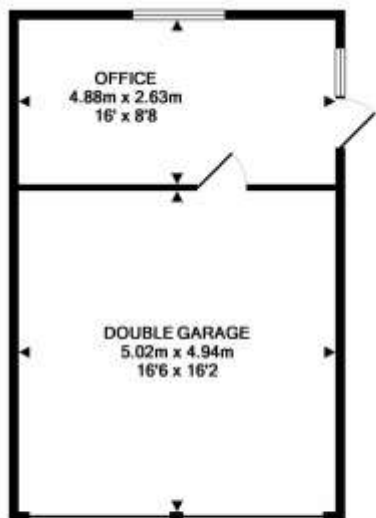
- Impressive Extended Detached Family Home
- Sought-After Location
- Entrance Hall
- Cloakroom
- Living Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Utility
- Five Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Double Garage
- Office
- Gardens
- Tax Band 2018: E



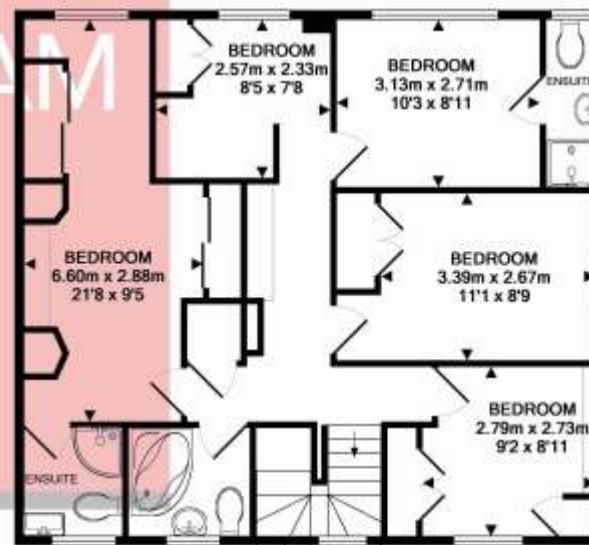
Tucked away towards the end of a small close with part wooded area surrounding, Graham & Co are delighted to offer for sale this impressive five bedroom extended detached family home offering excellent family accommodation over two floors and offered for sale with no onward chain. The property itself benefits from an entrance hall with cloakroom, 17' living room with walk-in bay to front leading through to 19' dining room. There is a spacious study/family room approached from the entrance hall and a 22' fitted kitchen/breakfast room having a range of built-in appliances and separate utility. To the first floor there are five bedrooms with the master and second bedrooms having en-suite shower rooms and family bathroom. Outside to the front there is parking and driveway leading to detached double garage with large adjoining office which could be converted to playroom or family snug if required. The rear garden has been beautifully landscaped with low maintenance in mind and comprises decking areas, flower and shrub beds, ornamental bridge, two summerhouses and potting/storage shed, all enclosed by fencing. Internal viewing is imperative for this property and its accommodation to be fully appreciated.

PRICE GUIDE £535,000





GROUND FLOOR
APPROX. FLOOR
AREA 115.4 SQ.M.
(1242 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 72.1 SQ.M.
(776 SQ.FT.)

TOTAL APPROX. FLOOR AREA 187.4 SQ.M. (2018 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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