



2 Cowdrey Square, Andover, SP10 5BZ
Asking Price £284,200



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Tucked away in a residential square, this versatile 3/4-bedroom home offers a perfect balance of space, comfort, and functionality.

On the ground floor, the property opens into a welcoming porch leading through to a light and airy sitting room with double doors opening onto the rear garden. The modern kitchen provides ample space for cooking and storage, while the adjoining dining room creates a natural flow for family meals and entertaining. A further reception room offers flexibility, ideal as a playroom, home office, or fourth bedroom depending on your needs.

Upstairs, the home provides three well-proportioned bedrooms along with a family bathroom. Bedroom one enjoys a generous layout, while bedrooms two and three offer comfortable accommodation for children, guests, or as a study space.

Outside, the front garden sets the property back from the square with a pathway leading to the entrance. To the rear, a private garden has been thoughtfully landscaped to provide distinct seating and entertaining areas, with raised beds, fencing for privacy, and a mature tree adding a touch of greenery. There is also a useful external shed.

This home combines practical family living with adaptable spaces, making it ideal for growing families, first-time buyers, or those seeking a home with room to work remotely.





Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.

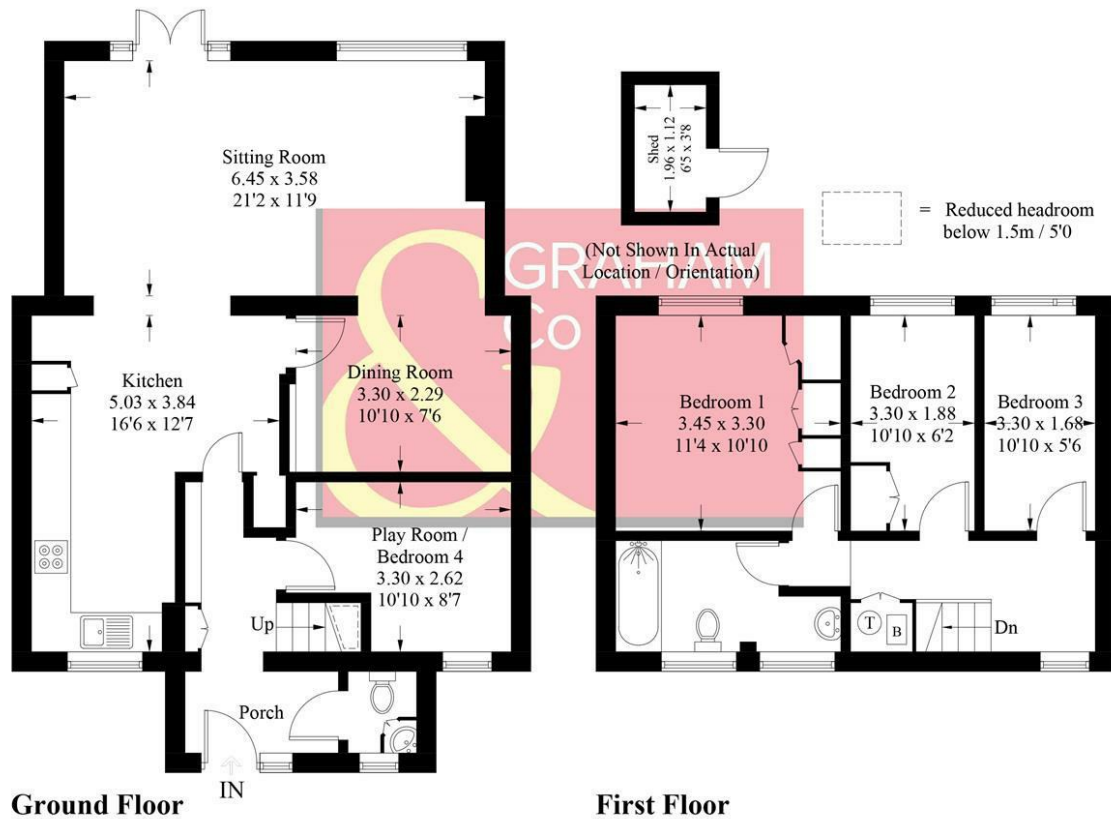


Cowdrey Square, SP10

Approximate Gross Internal Area = 106.7 sq m / 1148 sq ft

Shed = 2.1 sq m / 23 sq ft

Total = 108.8 sq m / 1171 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1232804)

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(81-90) B		
(69-80) C		
(55-68) D		
(46-54) E		
(39-45) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales	68	73
EU Directive 2002/91/EC		

Tax Band: C



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