



Foal Close  
Andover



# Foal Close Andover SP11 6XR

for sale  
**£450,000**



## Property Description

Foal Close is a wonderful four-bedroom detached family home that is situated in one of Andover's most popular areas, just off Saddle Way, Foal Close is an ideal family home, with four impressive bedrooms, a lovely kitchen, two ensembles, a sizable lounge and a park right on the doorstep.

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country. The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep and has a range of amenities which include Pilgrims Cross Primary school, Egg Day nursery, a community hall, a Co-Op store and an urban park.

## Accommodation

### Cloakroom

2-piece bathroom suite, radiator and extractor fan.

### Lounge

12' 2" x 12' 11" (3.71m x 3.94m)

Double glazed window to the front aspect and electric fire.

### Kitchen / Dining Room

18' 1" x 9' 4" (5.51m x 2.84m)

A range of wall / base mounted units, gas oven and double-glazed door to the rear aspect.

### Utility Room

7' 8" x 5' 5" (2.34m x 1.65m)

Wall / base mounted units, central heating boiler and double-glazed door to the side aspect.

### Landing

Storage cupboard.

### Bedroom One

11' 2" Restricted height x 16' 9" Restricted height (3.40m Restricted height x 5.11m Restricted height)

Integrated wardrobe and cupboards, window seat, double glazed skylight window to the rear elevation and loft access.

### Ensuite

(Restricted height)

3-piece bathroom suite with shower, double glazed skylight window and radiator.

### Bedroom Two

12' 11" x 10' 8" (3.94m x 3.25m)

Double glazed window to the front elevation and radiator.

### Ensuite

3-piece bathroom suite with shower, double glazed window to the front elevation and radiator.

### Bedroom Three

9' 6" x 9' 6" (2.90m x 2.90m)

Double glazed window to the rear elevation and radiator.

### Bedroom Four

8' 3" x 9' 5" (2.51m x 2.87m)

Double glazed window to the rear elevation and radiator.

### Bathroom

3-piece bathroom suite, double glazed window to the side elevation, radiator and extractor fan.

### Garage

### Outside

2 allocated parking spaces.



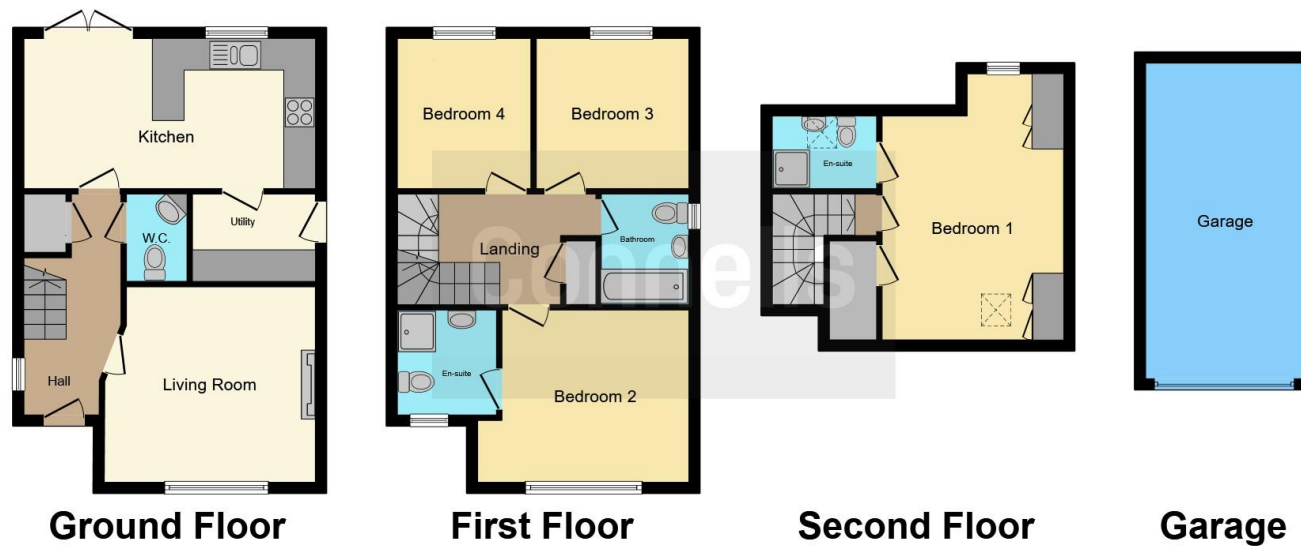












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01264 352 207**  
**E [andover@connells.co.uk](mailto:andover@connells.co.uk)**

23-25 Winchester House, Winchester Street  
 ANDOVER SP10 2EA

**EPC Rating: B**

Tenure: Freehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ADV309538 - 0002