



**Lyndhurst East, Western Road, Andover SP10 2JG**

**welcome to**

**Lyndhurst East, Western Road, Andover**

This grand Edwardian four bedroom, semi-detached home is a gorgeous abode that welcomes you with amazing character throughout. Ideally located to Andover train station with links to London Waterloo. Large front garden and good outside space to the rear with parking.



## Front Garden

Front garden laid to lawn. Pathway to the property via gateway on Western Road.

## Entrance Hall

Entered through the front door into the entrance hall at the front aspect of the property, with stairs to the first floor and doors to both the living and dining rooms before the hallway leads you on to the kitchen.

## Living Room

14' 11" max x 11' 11" max ( 4.55m max x 3.63m max )  
The living room welcomes you with its high ceilings and double glazed bay window to the front aspect. Fireplace and wooden floor. Open plan flow into the dining room.

## Dining Room

11' 11" x 11' 11" ( 3.63m x 3.63m )  
Double glazed window to the side aspect. Double glazed French doors to the rear of the property, opening into the conservatory. Feature fireplace and door into the entrance hallway.

## Conservatory

12' 2" x 12' 2" ( 3.71m x 3.71m )  
UPVC bifold door to the side aspect, double glazed windows to the rear and side aspects. Double glazed French doors to the outside rear of the property.

## Kitchen

19' 2" x 9' 8" ( 5.84m x 2.95m )  
The kitchen, with bifold French doors to the side aspect, has under floor heating in half the room. The kitchen comprises a range of eye and base level cupboards with an inset electric hob, with extractor over, double oven plus an integral slim-line dishwasher. Space for fridge/freezer. Wooden floor. Double glazed door to the side aspect. Door leads into a generous sized utility room.

## Utility Room

16' 9" max x 9' 8" max ( 5.11m max x 2.95m max )  
A generous sized utility room with space and plumbing for appliances along with a wall mounted gas boiler. Tiled flooring. Double glazed windows to the rear and side aspects. Door to the rear of the property. There is also a door to a separate WC.

## Cloakroom

Double glazed window to the side aspect. WC, wash hand basin and tiled flooring.

## First Floor Landing

The first floor landing has doors to all bedrooms and bathroom, stairs rising to the top floor loft room. Carpeted Flooring.

## Bedroom One

20' 4" max x 11' 11" max ( 6.20m max x 3.63m max )  
Two double glazed sash windows to the front aspect. Fireplace, radiator and carpeted flooring.

## Bedroom Two

14' 10" x 9' 10" ( 4.52m x 3.00m )  
Double glazed window to the side aspect. Fireplace, radiator and carpeted flooring.

## Bedroom Three

12' 5" max x 12' 1" max ( 3.78m max x 3.68m max )  
Two double glazed windows to the side aspect. Fireplace, radiator and carpeted flooring.

## Bedroom Four

11' 7" x 6' 11" ( 3.53m x 2.11m )  
Double glazed window to the side aspect. Radiator and laminate flooring.

## Family Bathroom

Two double glazed windows to the side aspect. Under floor heating. Karndean flooring. Part tiled walls. Shower cubicle, WC, wash hand basin, free standing roll-top slipper bath.

## Loft Room

15' 1" max x 12' 10" max ( 4.60m max x 3.91m max )  
Entrance via stairway. Velux window. Vinyl wood flooring.

## Rear Garden

Patio rear garden with outside tap, gate access to the rear where the parking and vehicle access can be found.

## Parking

To the rear of the property for three cars.



Total floor area 191.2 m<sup>2</sup> (2,058 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Lyndhurst East Western Road, Andover

- Beautiful Edwardian home suitable for modern living
- Spacious throughout
- Close proximity to the Andover town centre amenities
- Train links to London (Waterloo)
- Private front garden

Tenure: Freehold EPC Rating: D

offers over

**£575,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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