



Total area: approx. 169.8 sq. metres (1828.1 sq. feet)

ANDOVERS ESTAS AWARD WINNING ESTATE AGENT - AS VOTED FOR BY HOME SELLERS AND BUYERS  
Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines  
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**Love Lane, Andover**

**Guide Price £625,000 Freehold**



- **Bedroom**
- **Family room**
- **Sitting room**
- **Four further bedrooms**
- **Driveway parking**
- **Cloakroom/utility room**
- **Kitchen**
- **Conservatory**
- **Bathroom**
- **Attractive rear garden**

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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**DESCRIPTION:**  
Austin Hawk are delighted to offer this very well presented detached house situated within walking distance of the town centre. The spacious accommodation comprises hallway, bedroom, cloakroom/utility room, family room, kitchen, sitting room, conservatory, four further bedrooms and bathroom. The property has been upgraded by the current vendors to provide an exceptional family home. Outside to the rear is an attractive garden whilst to the front is driveway parking for 4 vehicles.

**LOCATION:**  
Andover offers a range of educational, shopping and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct line to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:**  
Steps up to the Entrance porch with tiled floor. Part glazed door into;

**HALLWAY:**  
Stairs to first floor and understairs cupboard. Doors to;

**BEDROOM 5:**  
Front aspect.

**FAMILY ROOM:**  
Front aspect. Feature fireplace, currently sealed.

**SITTING ROOM:**  
Gas fire in feature fireplace. Open to:

**CONSERVATORY:**  
Full length across the rear of the property. 2 x double doors to the garden.

**CLOAKROOM/ UTILITY ROOM:**  
Tiled floor. Part tiled walls. Low level WC and pedestal wash hand basin. Space for washing machine and tumble dryer.

**KITCHEN:**  
Side aspect. Comprehensive range of eye and base level cupboards and drawers with inset stainless steel sink and drainer with work surfaces over. Inset Hisense hob with extractor over and built-in Hotpoint double oven. Integral dishwasher and fridge/freezer. Open to the Conservatory.

**BEDROOM 1:**  
Rear aspect. Feature fireplace, currently sealed.

**BEDROOM 2:**  
Front aspect.

**BATHROOM:**  
Rear aspect. Freestanding bath with claw feet, shower cubicle, pedestal wash hand basin, high level WC and heated towel rail. Part tiled walls. Cupboard housing Worcester gas boiler.

**BEDROOM 3:**  
Front aspect.

**BEDROOM 4/ HOME OFFICE :**  
Front aspect.

**REAR GARDEN:**  
Large patio adjacent to the house with sleeper steps up tp the lawn with raised flower and shrub borders enclosed by sleepers. Paved stone and stone seating area at the end of the garden. Garden shed and garden front access. .

**FRONT GARDEN:**  
Block paved and stone driveway with parking for 4 vehicles

**TENURE & SERVICES:**  
Freehold. Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators.

