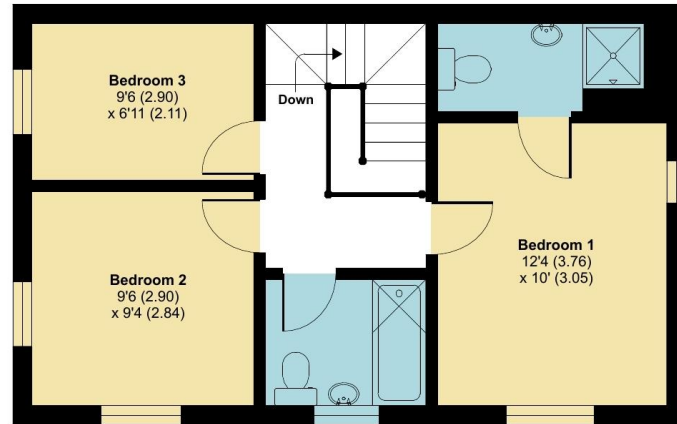
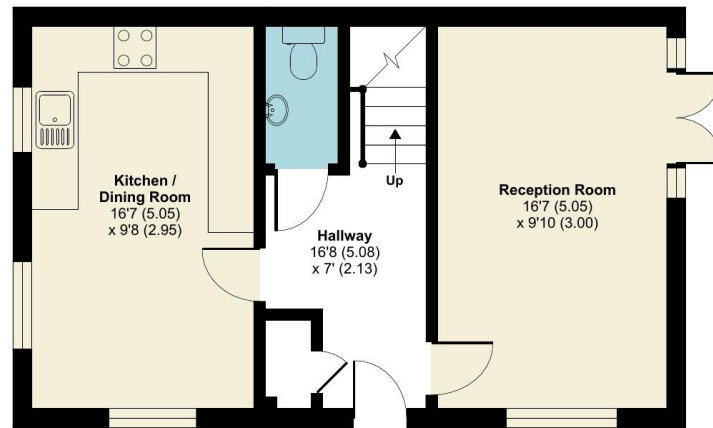


**Hawthorn Avenue, SP11**

Approximate Area = 922 sq ft / 85.6 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

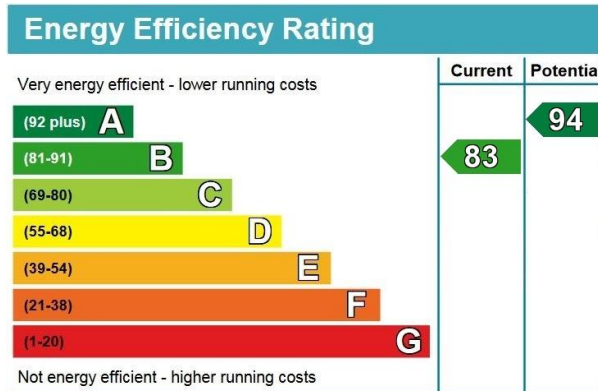


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Austin Hawk Ltd. REF: 1046834



**Hawthorn Avenue, Andover**

**Guide Price £333,000 Freehold**



- Entrance Hallway
- Kitchen/Dining Room
- Master Bedroom Suite
- Family Bathroom
- Allocated Parking Spaces

- Cloakroom
- Living Room
- Two Further Double Bedrooms
- Low Maintenance Rear Garden
- Close to Amenities

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.

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**DESCRIPTION:** Occupying a great location on the popular Chariots development, within Augusta Park, this deceptively spacious semi-detached house would make the ideal first family home or even a great investment opportunity. The property has an outlook to the front over green space whilst the development itself borders open countryside and is close to local amenities. With construction completed as recently as 2021, the well-presented accommodation has a number of features enhanced by the current vendors and with most rooms being of dual aspect, is particularly light and airy throughout. The accommodation itself comprises entrance hallway, open-plan kitchen/dining room, cloakroom and living room on ground floor with master bedroom suite, two further bedrooms and a family bathroom on the first floor. Outside, there are two allocated parking spaces to the front of the property whilst to the rear there is an enclosed low maintenance garden.

**LOCATION:** 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 property can be found on Hawthorn Avenue, just off East Anton Road which is in the heart of the Augusta Park development. The location has many local amenities close by including schools, a nursery, a Co Op convenience store, fast food outlets and East Anton sports ground with Harmony Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also close by. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

**OUTSIDE:** An enclosed block paved parking area is accessed from Hawthorn Avenue with two allocated and visitor parking spaces directly in front of the property. A path spans the front of the property and leads to a side gate providing access to the rear garden as well as the front door, under a canopy porch.

**ENTRANCE HALLWAY:** Amtico flooring. Stairs to first floor. Door to built in cloaks storage cupboard housing consumer unit and media hub. Radiator. Door to:

**CLOAKROOM:** Close coupled WC, pedestal hand wash basin and radiator.

**KITCHEN/DINING ROOM:** Dual aspect with windows to the side and the front. Amtico flooring. Range of eye and base level cupboards and drawers with quartz worksurfaces over, including matching quartz upstands and windowsill. Inset one and a half bowl stainless steel sink and drainer, inset gas hob with matching quartz backsplash and extractor over. Built in eye-level oven and oven/grill, full height pull out larder unit, integral dishwasher, washer-dryer and fridge freezer. Cupboard housing wall mounted Ideal Logic ESP1 35 combi gas boiler. Space for dining and radiator.

**LIVING ROOM:** Dual aspect with window to the front and French doors to the side providing access to the rear garden. Radiators.

**LANDING:** Newly carpeted stairs and landing (September 2023). Loft access. Radiator.

**MASTER BEDROOM SUITE:** Dual aspect with window to the front and to the side. Radiator. Door to:

**ENSUITE SHOWER ROOM:** Fully tiled walls and Amtico flooring. Double walk-in shower enclosure, close coupled WC, pedestal hand wash basin and heated towel rail.

**BEDROOM TWO:** Dual aspect double bedroom with windows to the front and to the side. Radiator.

**BEDROOM THREE:** Small double bedroom with window to the side. Radiator.

**FAMILY BATHROOM:** Window to side. Fully tiled walls and Amtico flooring. Panelled bath with shower over. Close coupled WC, pedestal hand wash basin and heated towel rail.

**REAR GARDEN:**

Path adjacent to the property in front of the French doors from the living room. Gated access to the front of the property. The remainder of the garden is mainly laid to lawn with flower and shrub borders to the sides. An area of decorative Cotswold Stone chippings provides a hard standing area for outdoor seating along with a garden shed.

**TENURE & SERVICES:** Freehold. Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators. Full Fibre Broadband to the Premises. 2023 Annual service fee of £264.34.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

