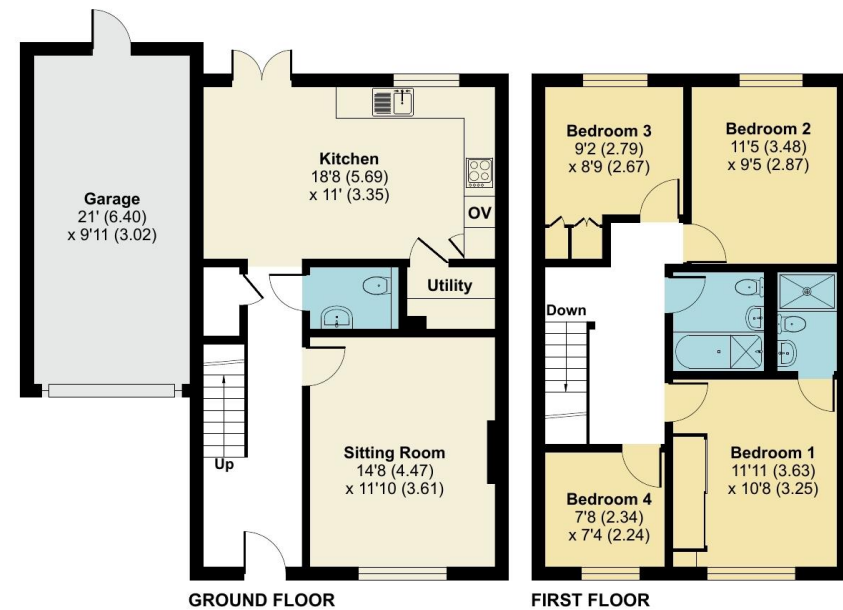




### Harebell Road, Andover, SP11

Approximate Area = 1148 sq ft / 106.6 sq m  
Garage = 210 sq ft / 19.5 sq m  
Total = 1358 sq ft / 126.1 sq m  
For identification only - Not to scale

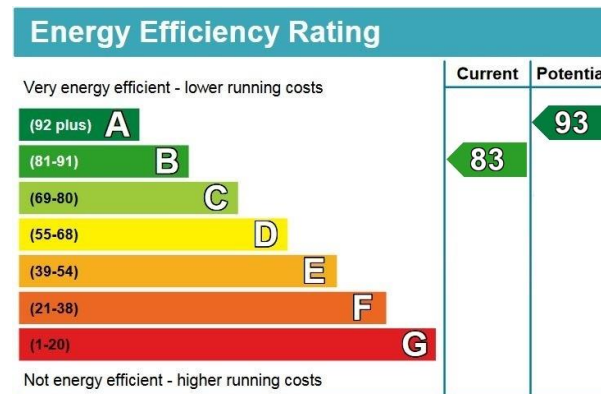


RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1079438



Harebell Road, Andover

Guide Price £450,000 Freehold



- Hallway
- Sitting Room
- Utility Room
- 3 Further Bedrooms
- Driveway & Garage

- Cloakroom
- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- Landscaped 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.

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**DESCRIPTION:**

This modern detached house is located on the edge of the popular Augusta Park, close to green areas. The well presented accommodation comprises hallway, cloakroom, sitting room, kitchen/dining room, utility room, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is driveway parking for two cars leading to a garage and a landscaped garden to the rear.

**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.

**ACCOMMODATION:**

Front door into:

**HALLWAY:**

Stairs to first floor with understairs cupboard and doors to:

**CLOAKROOM:**

WC and wash hand basin.

**SITTING ROOM:**

Window to front and feature fireplace.

**KITCHEN/DINING ROOM:**

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer. Cupboard with wall mounted boiler and DINING AREA with French doors to garden.

**UTILITY ROOM:**

Cupboards with work surface over and integral washing machine.

**FIRST FLOOR LANDING:**

Spacious landing with loft access and doors to:

**MASTER BEDROOM:**

Window to front. Wardrobe cupboards and door to:

**ENSUITE SHOWER ROOM:**

Shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM 2:**

Window to rear.

**BEDROOM 3:**

Window to rear and fitted wardrobe cupboard.

**BEDROOM 4:**

Window to front.

**BATHROOM:**

Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is driveway parking for two cars and an area of shrubs with a path to the front door.

**GARAGE:**

Single garage with up and over door, power and light.

**REAR GARDEN:**

Fully landscaped garden with a large patio area adjacent to the house. The remainder is laid to lawn with shrub borders.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be a minimal estate charge.

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.

