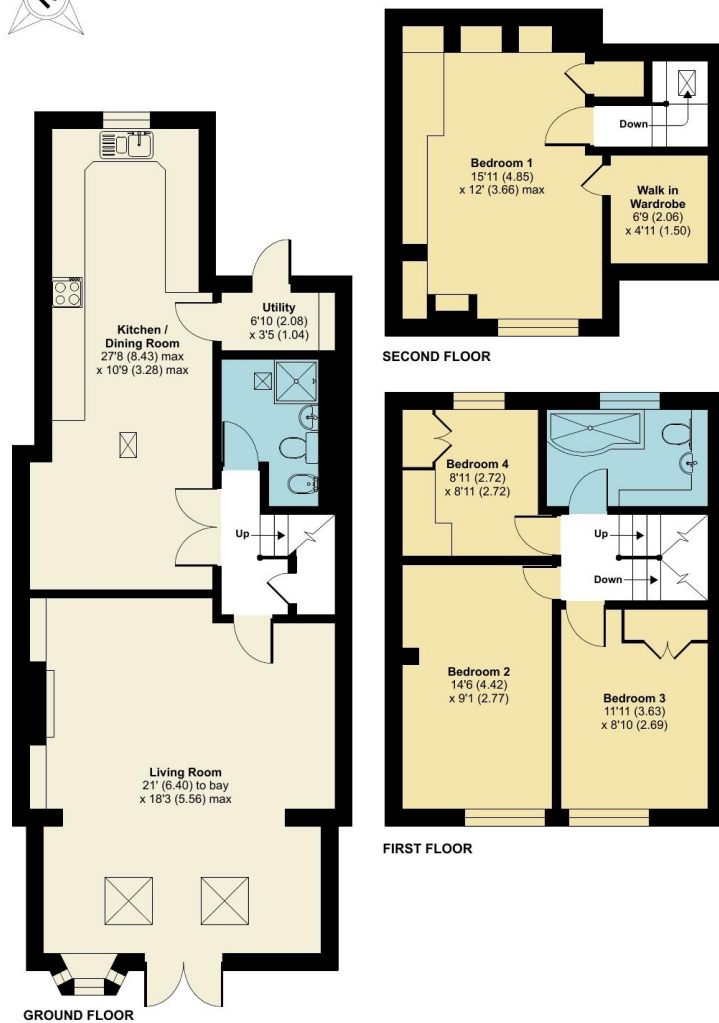


Harrow Way, SP10

Approximate Area = 1521 sq ft / 141.3 sq m
For identification only - Not to scale



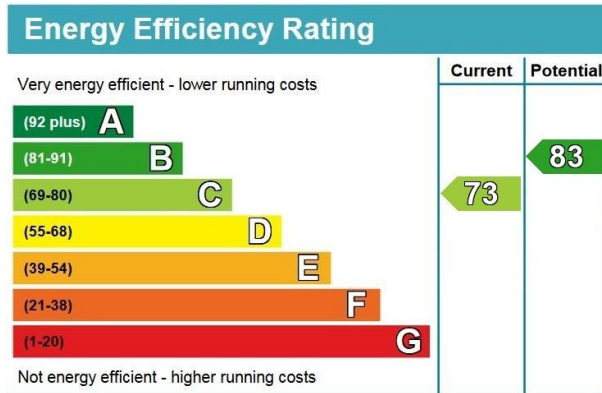
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Austin Hawk Ltd. REF: 1080788





Harrow Way, Andover

Guide Price £375,000 Freehold



- Entrance Porch
- Living Room
- 4 Bedrooms
- Driveway Parking
- Kitchen/Dining Room
- Shower Room
- Bathroom
- Attractive 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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION :

Austin Hawk are delighted to offer this spacious terraced property situated in an established residential area close to local schools and amenities. The well presented accommodation comprises, entrance porch, kitchen/dining room, sitting room, shower room, three first floor bedrooms with a bathroom and a second floor bedroom with a walk-in wardrobe. Outside there is driveway parking and an attractive 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:

ENTRANCE PORCH :

Shelving and space for tumble drier with work surface over, door to:

KITCHEN/DINING ROOM :

Front aspect and Velux. Contemporary range of eye and base level cupboards and drawers with wood effect work surface over and inset one-and-a-half bowl stainless steel sink and drainer. Inset electric hob with extractor over and low-level double oven. Integral dishwasher, washing machine, fridge and freezer. Space for large dining table and chairs.

INNER HALLWAY :

Stairs to first floor with understairs storage and doors to:

SITTING ROOM :

Rear aspect, Velux and French doors to the garden. Laminate wood flooring, entertainment wall with inset space for TV and feature fireplace with gas fire.

WET ROOM :

Fully tiled, walk-in shower, WC with concealed cistern, urinal, wash hand basin and heated towel rail.

FIRST FLOOR LANDING :

Stairs to the second floor and doors to:

BEDROOM TWO:

Rear aspect.

BEDROOM THREE:

Rear aspect and fitted wardrobe cupboard with built-in bed frame.

BEDROOM FOUR:

Front aspect, fitted wardrobe cupboard with desk and built-in bedframe.

BATHROOM :

Front aspect, Velux and tiled floor. P-shaped Jacuzzi bath with shower over, vanity with wash hand basin, WC with concealed cistern, heated towel rail and secret cupboard with wall mounted boiler.

SECOND FLOOR LANDING :

Door to:

BEDROOM ONE:

Front and rear aspect and Velux. Walk-in wardrobe, built-in vanity desk and drawers, built-in bedframe.

FRONT GARDEN :

Gravelled driveway with parking for two vehicles.

REAR GARDEN :

Decking area adjacent to the property with a patio area and path to shed, greenhouse, and area of artificial lawn. Fully enclosed by fencing with mature plants and shrubs.

TENURE & SERVICES :

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

