

Bridle Close, Andover, SP11

Approximate Area = 1012 sq ft / 94 sq m
 Garage = 187 sq ft / 17.3 sq m
 Total = 1199 sq ft / 111.3 sq m
 For identification only - Not to scale

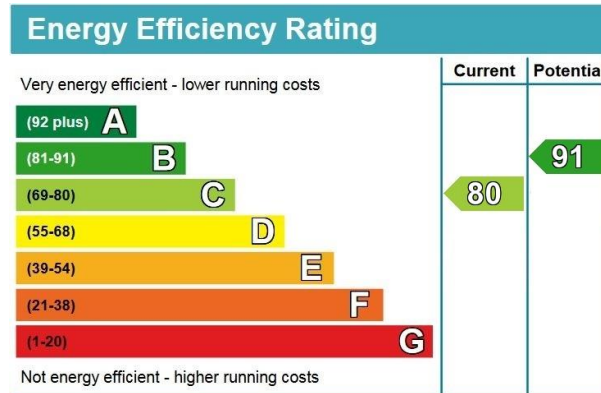


RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1088212




Bridle Close, Andover

Guide Price £387,100 Freehold



- Hallway
- Kitchen
- Conservatory
- 2 Further Bedrooms
- Rear Garden

- Cloakroom
- Sitting/Dining Room
- Master Bedroom Suite
- Family Bathroom
- Garage & Driveway

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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 Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION :

Austin Hawk are delighted to offer this well presented three bedroom detached property, situated on a peaceful edge of the Picket Twenty development, adjacent to open fields with Harewood Forest beyond. The accommodation comprises hallway, kitchen, cloakroom, living/dining room, conservatory, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside the property offers a fully enclosed, low maintenance garden with gated side access to the front offering driveway parking for two vehicles leading to the garage.

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. Halter Way runs through the eastern phase of the Picket Twenty development bordering Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees day nursery, a community hall, a Co-Op store and an Urban park.

ACCOMMODATION :

Front door into:

HALLWAY:

Stairs to first floor and doors to:

KITCHEN:

Front aspect. Contemporary range of eye and base level cupboards and drawers with worksurfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and double oven beneath. Integral dishwasher, washing machine and fridge/freezer. Cupboard with wall mounted boiler.

CLOAKROOM :

Extractor fan, low-level WC and wash hand basin.

SITTING/DINING ROOM :

Rear aspect and French doors to:

CONSERVATORY:

Triple aspect with French doors to the garden.

FIRST FLOOR LANDING:

Side aspect, fully boarded loft with access via a pull-down ladder, linen cupboard and doors to:

BEDROOM ONE:

Double front aspect and door to:

EN-SUITE SHOWER ROOM :

Front aspect, wash hand basin, WC, shower cubicle, heated towel rail and extractor fan.

BEDROOM TWO:

Rear aspect.

BEDROOM THREE:

Rear aspect.

BATHROOM :

Side aspect, WC, wash hand basin and panelled bath with shower over.

OUTSIDE:

Paved driveway parking for two vehicles leading to:

GARAGE :

Up and over door to the front with both power and light.

REAR GARDEN :

Fully enclosed by a brick wall and fencing with gated access to the front. Patio area adjacent to the property with a pergola over leading to an area of artificial lawn.

TENURE & SERVICES :

Freehold. Mains water, drainage, gas and electricity are connected. gas central heating to the radiators. Please note there may be an additional 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.

