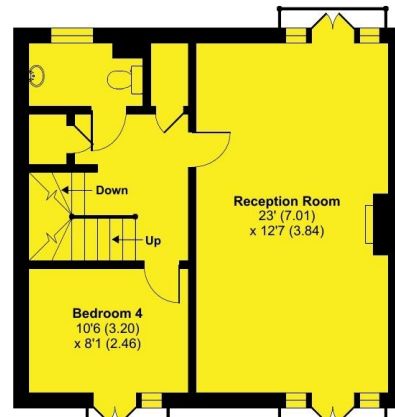
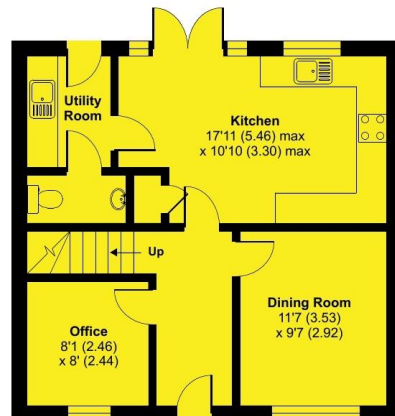
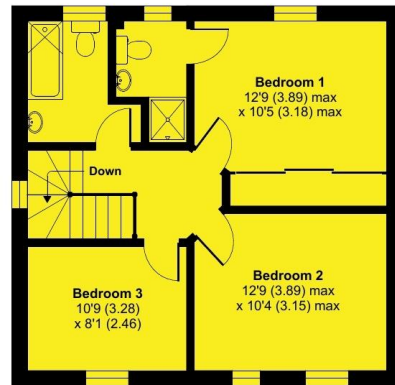


**Furrow Way, Andover, SP11**

Approximate Area = 1632 sq ft / 151.6 sq m  
 Garage = 195 sq ft / 18.1 sq m  
 Total = 1827 sq ft / 169.7 sq m  
 For identification only - Not to scale

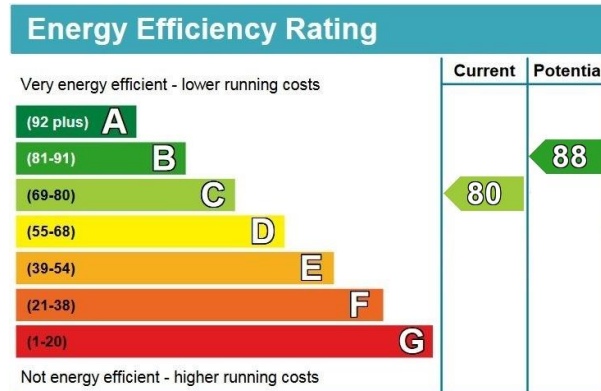


 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2022. Produced for Austin Hawk Ltd. REF: 931173 



**Furrow Way, Andover**

**Guide Price £450,000 Freehold**



- Hallway
- Kitchen/Breakfast Room
- Sitting Room
- 3 Further Bedrooms
- Enclosed Garden

- Study & Dining Room
- Utility & Cloakroom
- Master Bedroom Suite
- Bathroom
- Garage & Parking

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 detached townhouse is located on the popular Augusta Park development and offered for sale with no onward chain. The spacious accommodation is arranged on three floors and comprises hallway, study, dining room, kitchen/breakfast room, utility room, cloakroom, sitting room, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is partly walled garden with a rear access gate leading to a garage and two parking spaces.

**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 and doors to:

**STUDY:** Window to front.

**DINING ROOM:** Window to front.

**KITCHEN/BREAKFAST ROOM:** Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer and water softener. Inset gas hob with extractor over and double oven below. Space and plumbing for dishwasher and space for fridge/freezer. Dining area with French doors to garden, storage cupboard and door to:

**UTILITY ROOM:** Door to rear garden. Cupboards with work surface over and inset stainless steel sink with drainer. Space and plumbing for washing machine, space for further appliance, wall mounted boiler and door to:

**CLOAKROOM:** WC and wash hand basin.

**FIRST FLOOR LANDING:** Window to side. Stairs to second floor, airing cupboard with hot water tank, further storage cupboard and doors to:

**SITTING ROOM:** French doors to front and rear with Juliette balcony. Fireplace with electric fire.

**BEDROOM 4:** French doors to front with Juliette balcony.

**CLOAKROOM:** Window to rear. WC and wash hand basin.

**SECOND FLOOR LANDING:**  
Window to side. Loft access and doors to:

**MASTER BEDROOM:** Window to rear. Fitted wardrobe cupboards with mirror doors and door to:

**ENSUITE SHOWER ROOM:** Window to rear. Shower cubicle, wash hand basin and WC.

**BEDROOM 2:** Windows to front.

**BEDROOM 3:** Window to front.

**BATHROOM:** Window to rear. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE:** To the front there is an area of shingle with a path to the front door.

**REAR GARDEN:** Patio area adjacent to the house leading to an area of lawn with shrub beds. A path leads to the rear access gate to:

**GARAGE:** Single garage with up and over door, power and light. There is a parking space to the front of the garage and a further parking space.

**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.

