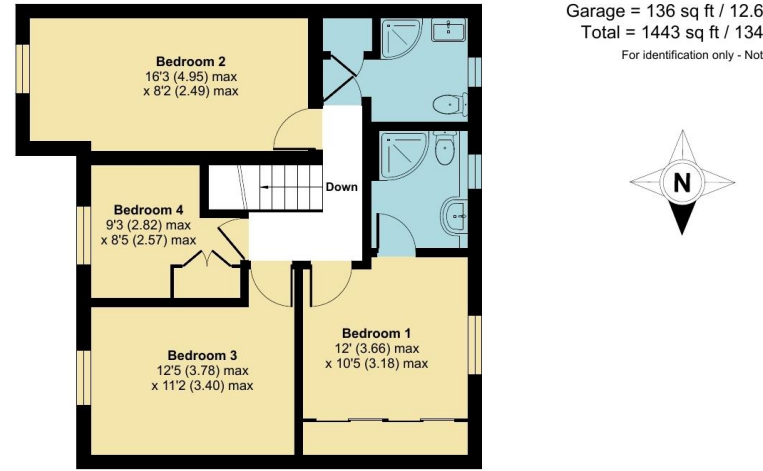
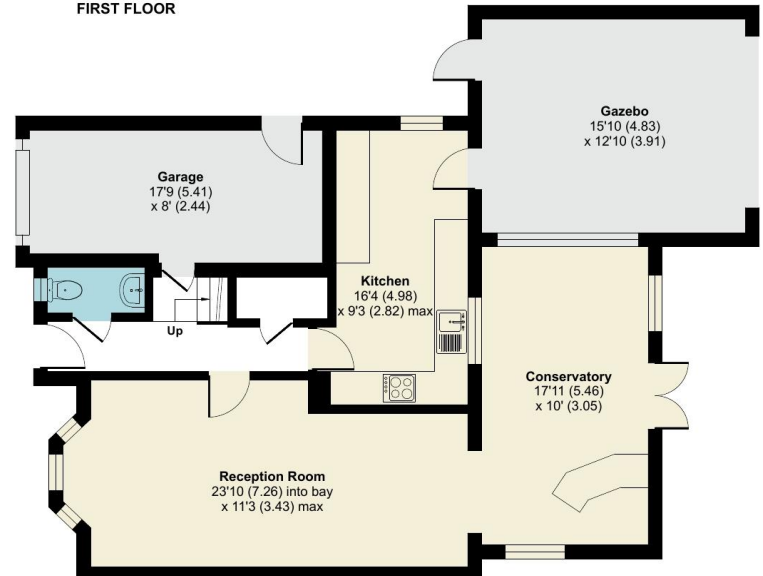


Chatsworth Drive, Andover, SP10

Approximate Area = 1307 sq ft / 121.4 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1443 sq ft / 134 sq m
 For identification only - Not to scale



FIRST FLOOR



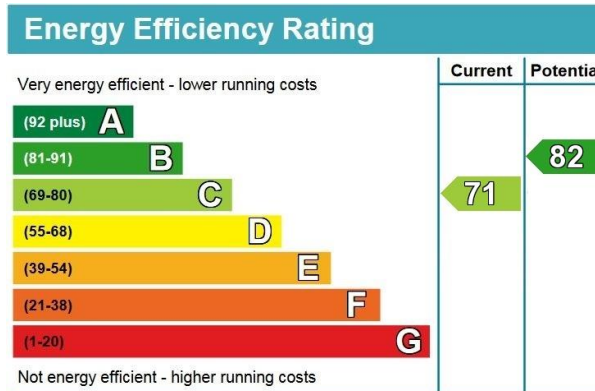
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Austin Hawk Ltd. REF: 1036878



Chatsworth Drive, Andover

Guide Price £465,000 Freehold



- Hallway
- Kitchen
- Conservatory
- 3 Further Bedrooms
- Garage & Parking

- Cloakroom
- Sitting/Dining Room
- Master Bedroom Suite
- Shower Room
- 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.



DESCRIPTION:

This detached house is located in a popular area within catchment for well regarded local schools. The accommodation has been upgraded by the current owners and comprises hallway, cloakroom, sitting/dining room, kitchen, conservatory, master bedroom with ensuite shower room, three further bedrooms and another shower room. Outside there is generous parking to the front, an integral garage and an attractive garden to the rear with a covered seating area.

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, door to garage and doors to:

CLOAKROOM:

Window to front. WC, vanity cupboard with wash hand basin and heated towel rail.

SITTING/DINING ROOM:

Bay window to front. Gas living flame fire and dining area with open access to:

CONSERVATORY:

Triple aspect with French doors to garden and insulated, tiled, roof. Feature bar area.

KITCHEN:

Double aspect with door to garden. 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 oven and microwave. Integral dishwasher and fridge/freezer, space and plumbing for washing machine.

FIRST FLOOR LANDING:

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. Double shower cubicle, vanity cupboards with inset wash hand basin, WC and heated towel rail.

BEDROOM 2:

Window to front.

BEDROOM 3:

Window to front.

BEDROOM 4:

Window to front. Fitted wardrobe cupboard and cupboards over the bed area.

SHOWER ROOM:

Shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail. Airing cupboard with hot water tank and shelving.

OUTSIDE:

To the front there is paved parking for four cars and gated side access to the rear garden.

GARAGE:

Integral garage with side door, power, light and wall mounted boiler.

REAR GARDEN:

Attractive garden with a covered seating area adjacent to the house with porcelain patio tiles and a fish pond. The remainder is laid to lawn with shrub borders and a further covered, decked, seating area to the rear.

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.

