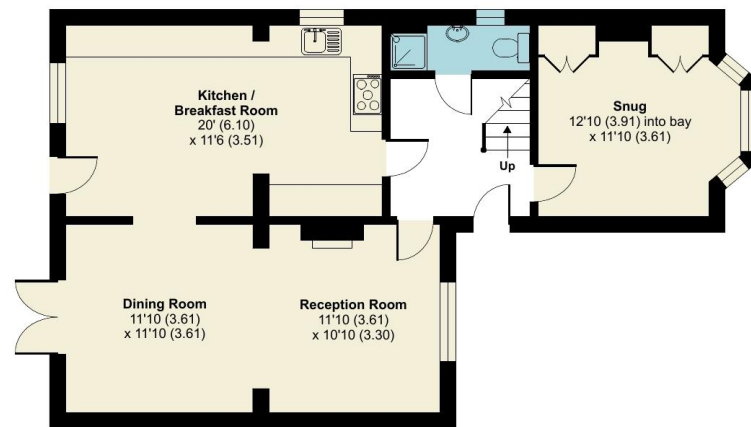


**Bishops Way, Andover, SP10**

Approximate Area = 1570 sq ft / 145.8 sq m  
For identification only - Not to scale



FIRST FLOOR



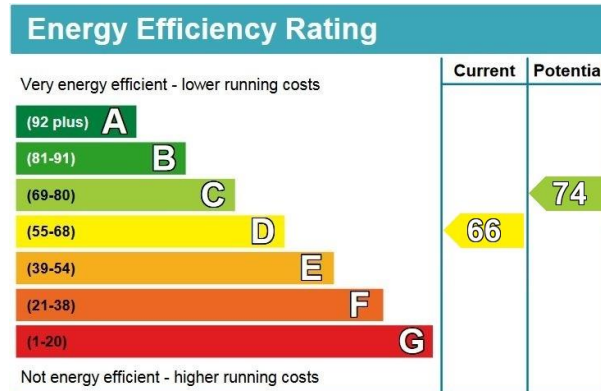
GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Austin Hawk Ltd. REF: 1135843 



**Bishops Way, Andover**

**Guide Price £660,000 Freehold**



- Hallway
- Snug
- Shower Room
- Bathroom
- Large Garden

- Living/Dining Room
- Kitchen/Breakfast Room
- 4 Double Bedrooms
- Driveway Parking
- Sought After Location

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 substantial, detached, house is located in one of Andover's most sought after roads within walking distance of the railway station. The spacious accommodation comprises hallway, living/dining room, kitchen/breakfast room, snug, shower room, four double bedrooms and a bathroom. To the front there is generous driveway parking whilst a particular feature of the property is the good sized, secluded and sunny rear garden.

**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:** Open porch with front door into:

**HALLWAY:** Stairs to first floor with understairs cupboard and doors to:

**SNUG:** Bay window to front. Fireplace with wood burner and cupboards with shelving to both sides.

**LIVING ROOM:** Window to front. Fireplace with wood burner and open access to:

**DINING AREA:** French doors to garden and arch to:

**KITCHEN/BREAKFAST ROOM:** Double aspect with door to garden. Range of eye and base level cupboards and drawers, including a fitted dresser, with wood work surfaces over and inset Butler's sink. Range cooker with extractor over. Space and plumbing for washing machine, dishwasher and tumble drier. Space for American style fridge/freezer and space for table and chairs.

**SHOWER ROOM:** Window to side. Shower cubicle, vanity cupboard with wash hand basin and WC.

**FIRST FLOOR LANDING:** Spacious landing with a window to the side, loft access and doors to:

**BEDROOM 1:** Window to rear.

**BEDROOM 2:** Window to rear.

**BEDROOM 3:** Window to front. Fitted wardrobe cupboards and vanity area with drawers. Feature cast iron fireplace.

**BEDROOM 4:** Window to front. Feature cast iron fireplace and two fitted wardrobe cupboards.

**BATHROOM:** Window to side. P shaped bath with rainfall shower over, vanity cupboard with wash hand basin, WC and heated towel rail. Cupboard with wall mounted boiler (new Dec 2023).

**OUTSIDE:** To the front there is a block paved driveway offering parking for up to five cars and an electric charging point. Gated access at both sides leads to:

**REAR GARDEN:** A particular feature of the property is the good sized, south facing and secluded garden enjoying an outlook to the rear over trees. Patio area adjacent to the house with a gravelled area and raised beds. The remainder is laid to lawn with a further seating area to the side. A path leads to the rear with a shady seating area and a large shed.

**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.

