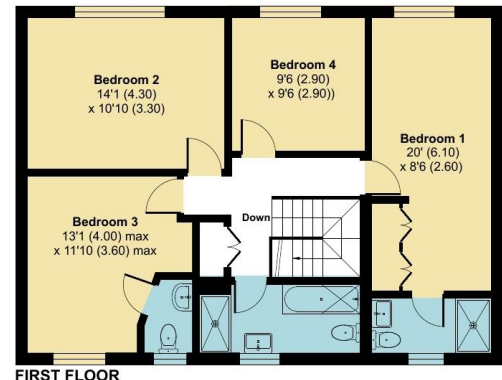
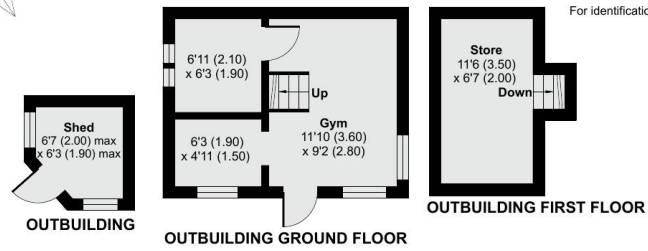


Hillbury Avenue, Andover, SP10

Approximate Area = 1607 sq ft / 149.2 sq m (excludes lean to)
 Outbuilding = 311 sq ft / 28.8 sq m
 Total = 1918 sq ft / 178 sq m

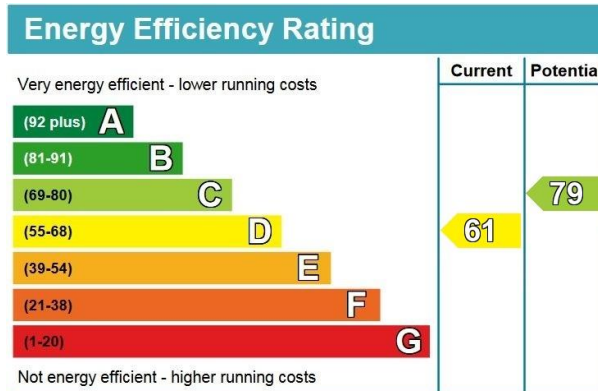


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1139277



Hillbury Avenue, Andover

Guide Price £565,000 Freehold



- Hallway
- Kitchen Area
- Master Bedroom Suite
- Bathroom
- Good Sized Garden

- Cloakroom
- Sitting/Dining Area
- 3 Further Bedrooms
- Driveway Parking
- Summerhouse & Studio

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
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DESCRIPTION:

This detached house is located in a sought after established residential road close to Rooksbury Lakes Nature Reserve and within easy access to well regarded schools as well as the town centre. The well presented accommodation has been upgraded by the current owners to comprise hallway, cloakroom, superb open plan kitchen and sitting/dining area with bi-fold doors to the garden. To the first floor there is a master bedroom with a dressing area and ensuite shower room, three further bedrooms, one with an ensuite cloakroom, and a family bathroom. To the front there is generous off road parking whilst a particular feature of the property is the good sized rear garden with a secluded patio area benefiting from a summerhouse and a gym/studio to the rear.

LOCATION:

The property is located close to the popular Rooksbury Mill Nature Reserve and Watermills Park. It is an easy walk into the town centre as well as Upper Clatford. There are both primary and secondary schools close by as well as local shops and a public house. 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.

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.

