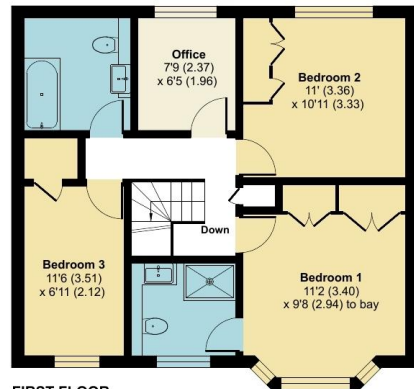


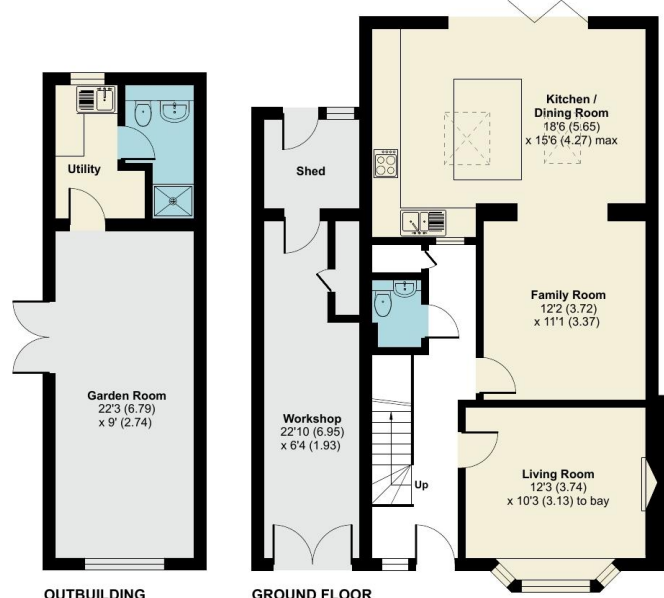
**Salisbury Road, Andover, SP10**

Approximate Area = 1289 sq ft / 119.7 sq m  
 Outbuilding = 497 sq ft / 46.1 sq m  
 Total = 1786 sq ft / 165.8 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING

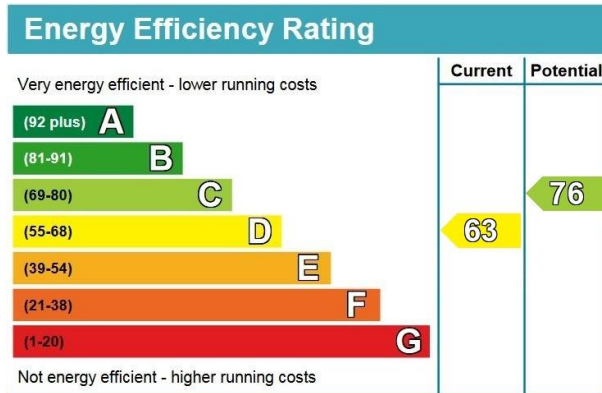
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Austin Hawk Ltd. REF: 1147091



**Salisbury Road, Andover**

**Guide Price £579,950 Freehold**



- Living Room
- Kitchen/Dining Room
- 3 Further Bedrooms
- Generous Parking
- Store/Utility

- Family Room
- Master Bedroom Suite
- Bathroom
- Garden Room
- Large 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.

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**DESCRIPTION:** This stunning detached house is located on a popular residential road close to local amenities and well regarded schools. The property has been completely refurbished to a high standard by the current owner including a new boiler and central heating system, new kitchen, new bathrooms, and a fully insulated garden room. The well presented and spacious accommodation comprises hallway, cloakroom, living room, family room with open plan access to a kitchen/dining room, master bedroom with ensuite shower room, three further bedrooms and a bathroom. To the front there is generous driveway parking and a useful store/utility room whilst to the rear there is a large garden with a new, fully insulated, GARDEN ROOM including a kitchen and shower room.

**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 alcove with coat hanging and shoe store, cupboard with shelving and space for washing machine. Doors to:

**CLOAKROOM:** Vanity unit with wash hand basin and WC. Heated towel rail.

**LIVING ROOM:** Bay window to front with window seat and storage. Fireplace with slate hearth.

**FAMILY ROOM:** Open access to:

**KITCHEN/DINING ROOM:** Bi-fold doors to garden and skylights. Contemporary range of eye and base level cupboards and drawers with composite work surfaces over and inset stainless steel sink with drainer. Island with cupboards, wine cooler and seating. Inset induction hob with extractor over and eye level double oven. Integral fridge/freezer, dishwasher and bin. Space for dining table and chairs.

**FIRST FLOOR LANDING:** Loft access, linen cupboard and doors to:

**MASTER BEDROOM:** Bay window to front and fitted wardrobe cupboards and drawers. Door to:

**ENSUITE SHOWER ROOM:** Window to front. Shower cubicle and vanity unit with wash hand basin and WC. Heated towel rail.

**BEDROOM 2:** Window to rear and fitted wardrobe cupboard and drawers.

**BEDROOM 3:** Window to front and walk-in wardrobe cupboard with hanging rail, drawers and light.

**BEDROOM 4/OFFICE:** Window to rear. Magnetic wall and patch panel for data distribution for the house and garden room.

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

**OUTSIDE:** To the front there is block paved driveway parking for at least four cars.

**STORE/UTILITY:** Double doors to the front and rear door to garden. Power, light, work bench, storage and cupboard with wall mounted boiler.

**REAR GARDEN:** Patio area adjacent to the house with slate covered shrub beds. The remainder is laid to lawn with a covered seating area to the rear.

**GARDEN ROOM:** Fully insulated with a window to rear and French doors to garden. Seating/bedroom/working area with door to bespoke KITCHEN and SHOWER ROOM. Central heating, wi-fi for the garden and TV and data points.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

