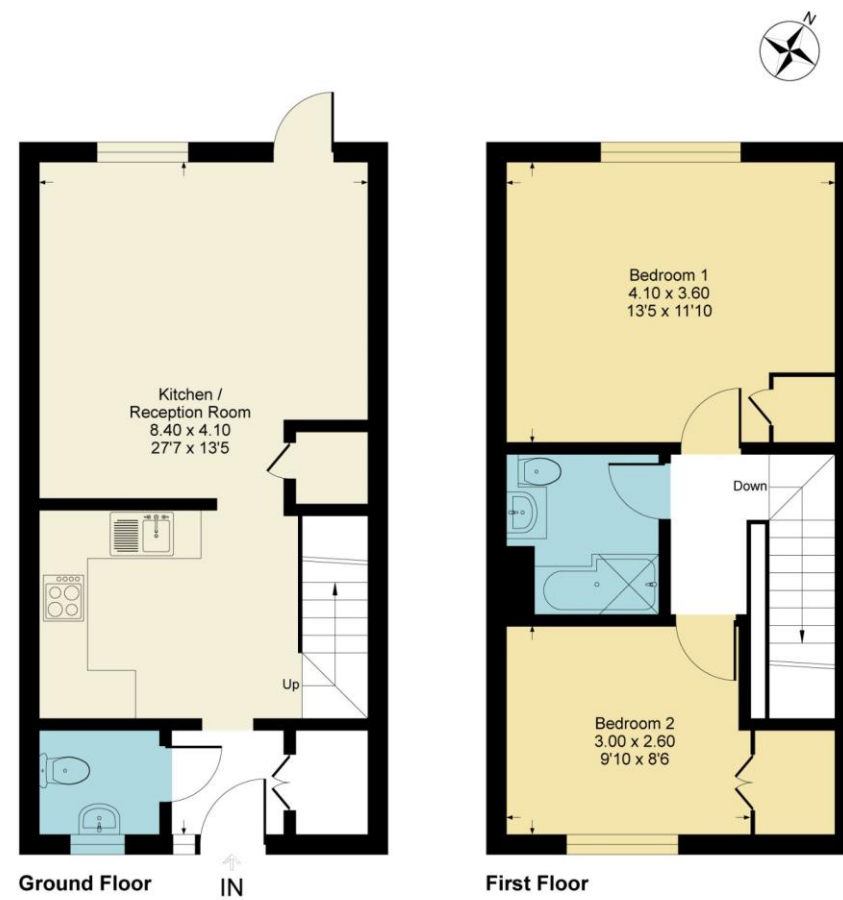


**Eton Dorney Walk, SP11**  
 Approximate Gross Internal Area = 69 sq m / 742 sq ft

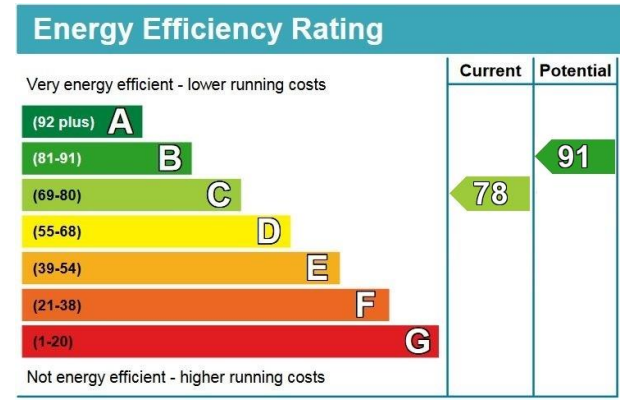


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd.



**Eton Dorney Walk, Andover**

**Guide Price £275,000 Freehold**



- Entrance Hallway
- Cloakroom
- Two Double Bedrooms
- Low Maintenance Rear Garden
- Close to Amenities

- Open Plan Living/Kitchen/Dining Room
- Utility Cupboard
- Bathroom
- Two Allocated Parking Spaces
- Close to Open Countryside

**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:** Potentially the perfect first home, Austin Hawk are delighted to present this two-bedroomed, semi-detached house located towards the northern edge of the popular Augusta Park development, close to open countryside. The property benefits from two allocated parking spaces to the rear of the property and has a pleasant outlook over green space to the front, which is Eton Dorney Walk itself. Well presented throughout, the property comprises an entrance hallway, cloakroom, utility cupboard, open plan living/kitchen/dining room, two double bedrooms and a bathroom. Outside to the rear is a landscaped, low-maintenance garden with gated access to the allocated parking beyond.

**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. The property can be found on Eton Dorney Walk, just off East Anton Farm Road on the northern edge of the Augusta Park development. The location has many local amenities close by, including schools, a nursery, a Co Op convenience store, fast food outlets and East Anton sports ground with Diamond Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also close by. The development borders open countryside and the nearby village of Smannell with its public house is just a mile away.

**OUTSIDE:** Eton Dorney Walk is a footpath traversing a green belt that links both sides of Olympic Park Road. The front of the property overlooks this green belt with a path leading through a low maintenance front garden with pebbled borders and mature shrubs, bordered by wrought iron fencing. The path leads on to a side gate providing access to the rear garden. Front door under tiled, canopy porch into:

**ENTRANCE HALLWAY:** Fitted understairs storage cupboard and shelving. Double doors to:

**UTILITY CUPBOARD:** Space and plumbing for a washing machine. Wall mounted gas combi boiler and consumer unit.

**CLOAKROOM:** Window to the front. Close coupled WC, pedestal hand wash basin and radiator.

**OPEN-PLAN LIVING/KITCHEN/DINING ROOM:** The living space has a rear aspect with a window and an external door providing access to the rear garden. Door to built-in, understairs storage cupboard. Radiator. Space for dining. A low-level partition separates the living and dining space from the kitchen which comprises a range of eye and base level cupboards and drawers with worksurfaces over. Inset stainless steel sink and drainer, inset gas hob with extractor over and double oven/grill below. Subway style tiled splashbacks. Space for a fridge freezer.

**LANDING:** Loft access. Radiator. Doors to:

**BEDROOM ONE:** Good-sized, rear aspect double bedroom. Door to built-in, shelved, storage cupboard. Radiator.

**BEDROOM TWO:** Double bedroom with a window to the front. Double doors to built-in wardrobe cupboard. Radiator.

**BATHROOM:** Fully tiled bath enclosure with "L" shaped panelled shower bath with shower over plus separate rainfall shower head. Concealed cistern WC, vanity hand wash basin with deep drawer storage below. Heated towel rail.

**REAR GARDEN:** A landscaped, low maintenance rear garden includes a patio area adjacent to the rear of the property which extends to a path that leads to gated rear access to the allocated parking area. The remainder of the garden area is laid to lawn with a raised flower and shrub border. A pebbled, hard standing area to the side of the property leads to a garden shed and gated access to the front of the property.

**TENURE & SERVICES:** Freehold. Mains water, drainage, electricity and gas are connected. Gas fired 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.

