

Tollgate Road, SP10
 Approximate Gross Internal Area = 135.7 sq m / 1461 sq ft
 Approximate Garage Internal Area = 27.8 sq m / 300 sq ft
 Approximate Total Internal Area = 163.5 sq m / 1761 sq ft

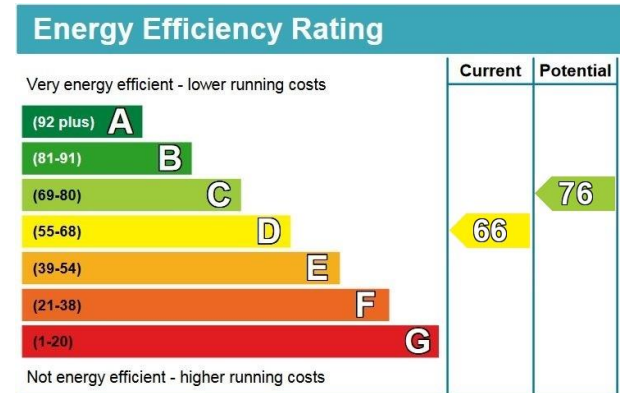


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Tollgate Road, Andover

Guide Price £515,000 Freehold



- Hallway
- Conservatory
- Utility & Cloakroom
- Bathroom
- Garage

- Living Room
- Kitchen/Dining Room
- 5 Bedrooms
- Driveway Parking
- 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.



DESCRIPTION:

This olderr style, detached, house is located in an established residential road close to local amenities. The spacious accommodation comprises hallway, living room, kitchen/dining room, conservatory, utility room, cloakroom, five bedrooms and a bathroom. Outside there is off road parking to the front and a garage located to the rear whilst a particular feature of the property is the large and secluded garden which measures approximately 200ft in length.

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 and understairs cupboard with storage and wall mounted boiler. Door to:

LIVING ROOM:

Bay window to front. Fireplace with open fire and double doors to:

KITCHEN/DINING ROOM:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Island with further cupboards, space for free standing cooker and space for fridge and freezer. **DINING AREA** with patio doors to:

CONSERVATORY:

Triple aspect with French doors to garden.

UTILITY ROOM:

Side door to garden. Work surface with sink and eye level cupboards including laundry chute. Space and plumbing for washing machine and further appliances. Door to:

CLOAKROOM:

Window to side. WC and wash hand basin.

FIRST FLOOR LANDING:

Window to side. Loft access, feature fitted cupboard with display shelving and doors to:

BEDROOM 1:

Window to front and range of fitted wardrobe cupboards.

BEDROOM 2:

Window to rear. Door to store (was an ensuite shower room and the plumbing is still in situ).

BEDROOM 3:

Window to rear.

BEDROOM 4:

Window to side and fitted shelving.

BEDROOM 5:

With skylight.

BATHROOM:

Window to front. Panelled bath, separate shower cubicle, wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is driveway parking for up to three cars and gated side access to:

GARAGE:

Located in the rear garden. Wooden double doors, power, light and side door to garden.

REAR GARDEN:

Large secluded garden which measures approximately 200ft in length. Patio adjacent to the house leading to a gravelled area. A gate leads to a large lawn with mature shrubs and trees. To the rear there is a further paved area with a round pool (not currently used), electric point and a bar.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

