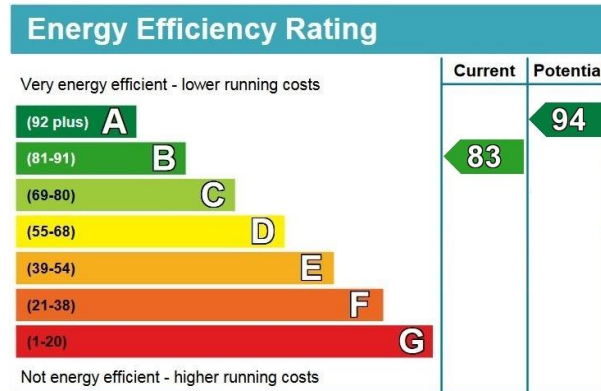


Longden Close, SP11
 Approximate Gross Internal Area = 84.7 sq m / 912 sq ft
 Approximate Garage Internal Area = 18 sq m / 194 sq ft
 Approximate Total Internal Area = 102.7 sq m / 1106 sq ft



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



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.



Longden Close, Andover

Guide Price £400,000 Freehold

- Hallway
- Kitchen/Diner
- Master Bedroom Suite
- Bathroom
- Garage
- Living Room
- Utility & Cloakroom
- 2 Further Bedrooms
- Driveway Parking
- Attractive Garden

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DESCRIPTION: Built in 2020 by Persimmon to the Clayton Corner design this detached house is located on the edge of the Picket Twenty development with views over Harewood Forest and Common. The well-presented accommodation comprises hallway, living room, kitchen/dining room, utility room, cloakroom, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is a driveway located to the rear with access to the garage and an enclosed garden with a secluded patio area to the rear.

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. Longden Close can be found on the eastern edge of the Picket Twenty development bordering Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg day nursery, a community hall, a Co-Op store and an Urban park.

ACCOMMODATION: Canopy porch with front door into:

HALLWAY: Stairs to first floor and doors to:

LIVING ROOM: Window to front, French doors to garden and feature fireplace.

KITCHEN/DINING ROOM: Double aspect DINING AREA with cloaks cupboard and open aspect to KITCHEN AREA with window to side. Range of eye and base level cupboards and drawers with quartz work surfaces over and inset sink with drainer. Inset gas hob with extractor over and double oven below. Integral fridge/freezer and stable door to:

UTILITY ROOM: Door to driveway. Work surface with space and plumbing below for washing machine. Wall mounted boiler, shelving and door to:

CLOAKROOM: WC and wash hand basin.

FIRST FLOOR LANDING: Window to rear. Linen cupboard and doors to:

MASTER BEDROOM: Windows to front and side. Door to:

ENSUITE SHOWER ROOM: Window to front. Double shower cubicle, wash hand basin and WC.

BEDROOM 2: Windows to front and side.

BEDROOM 3: Window to side and loft access.

BATHROOM: Window to front. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE: To the front there is slate shingle with shrubs and a path to the front door. A driveway to the rear offers parking for two cars, an electric car charging point, gated access to the garden and access to the GARAGE with up and over door.

GARDEN: Attractive garden which is fully enclosed with wall and fencing. Mainly laid to lawn with shrub borders and a path leading to the rear where there is a secluded patio.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge.

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.

