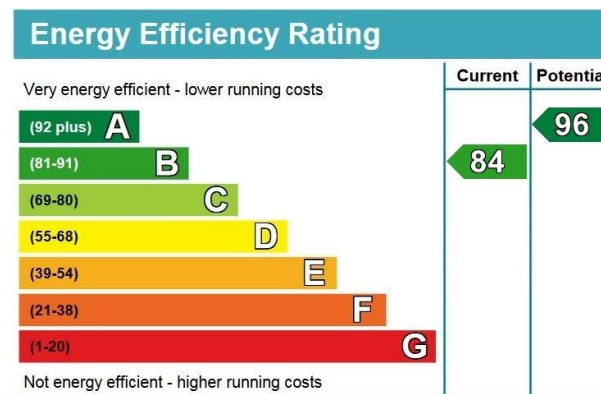




**Tufnell Close, Andover**

**Guide Price £330,000 Freehold**



- Hallway
- Kitchen/Diner
- Master Bedroom Suite
- Bathroom
- Landscaped Garden

- Living Room
- Cloakroom
- 2 Further Bedrooms
- Driveway Parking
- Close to 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:** This modern, semi-detached house was constructed in 2019 and is located on a peaceful edge of the Picket Twenty development, adjacent to open fields with Harewood Forest beyond, giving the property an almost rural feel. The accommodation comprises an entrance hallway, cloakroom, living room, kitchen/dining room, Master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is driveway parking to the front and a landscaped garden to the rear with a patio and lawn.

**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. Tufnell 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, Busy Bees 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:

**CLOAKROOM:** Window to front. WC and wash hand basin.

**KITCHEN/DINING ROOM:** Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher, space for fridge/freezer and wall mounted boiler.

**LIVING ROOM:** Window to rear and French doors to garden.

**FIRST FLOOR LANDING:** Loft access and doors to:

**MASTER BEDROOM:** Window to rear and door to:

**ENSUITE SHOWER ROOM:** Shower cubicle, wash hand basin and WC.

**BEDROOM 2:** Window to front.

**BEDROOM 3:** Window to rear.

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

**OUTSIDE:** To the front there is driveway parking for two cars.

**REAR GARDEN:** Fully enclosed with a patio area adjacent to the house. Steps lead up to an area of lawn.

**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.

