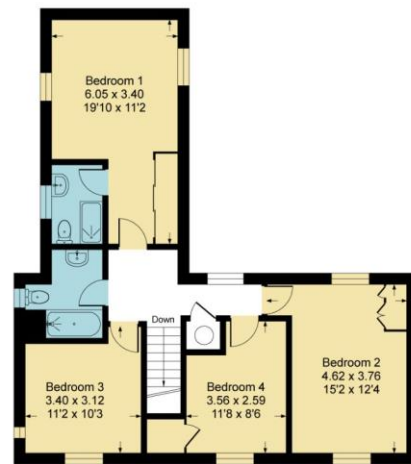


Hedgerow Walk, SP11

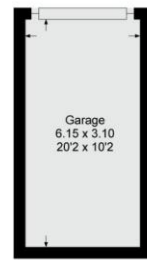
Approximate Gross Internal Area = 157.2 sq m / 1693 sq ft
 Approximate Garage Internal Area = 19 sq m / 205 sq ft
 Approximate Total Internal Area = 176.2 sq m / 1898 sq ft



First Floor



Ground Floor

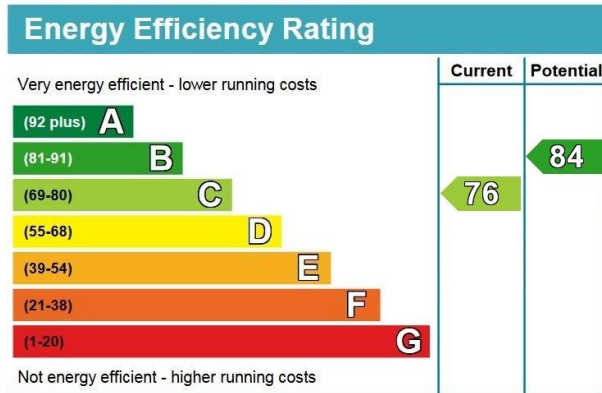


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Hedgerow Walk, Andover

Guide Price £475,000 Freehold



- Living Room
- Study
- Master Bedroom Suite
- Bathroom
- Garage

- Kitchen/Dining Room
- Conservatory
- 3 Further Bedrooms
- Lanscaped Garden
- 2 Parking Spaces

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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION: This substantial, detached, family home is located on the edge of the popular Augusta Park development overlooking a green area. The spacious and well presented accommodation comprises hallway, cloakroom, living room, kitchen/dining room, study, conservatory, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is a front garden and a landscaped, low maintenance, rear garden with a garage located to the rear and two parking spaces.

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 with understairs cupboard and doors to:

CLOAKROOM: Window to side. WC and wash hand basin.

STUDY: Windows to front and side.

LIVING ROOM: Windows to front. Fireplace with electric fire and glazed double doors to:

CONSERVATORY: Double aspect with French doors to garden.

KITCHEN/DINING ROOM: Double aspect. Range of eye and base level cupboards and drawers with granite work surfaces over and inset sink with drainer. Inset gas hob with extractor over and oven below. Integral dishwasher and washing machine. Space for American style fridge/freezer, cupboard with wall mounted boiler and **DINING AREA** with window to side.

FIRST FLOOR LANDING: Window to rear. Airing cupboard with hot water tank and doors to:

MASTER BEDROOM: Double aspect with fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM: Window to side. Double shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2: Double aspect with fitted wardrobe cupboard.

BEDROOM 3: Window to front.

BEDROOM 4: Window to front and fitted cupboard.

BATHROOM: Window to side. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is an area of shrubs extending to the side of the house and a path to the front door.

REAR GARDEN: The low maintenance garden has been landscaped with paving and areas of artificial lawn. There is a decked area to the rear corner, a raised bed and a power point.

GARAGE: Located to the rear of the property with an up and over door, power, light and two parking spaces.

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.

