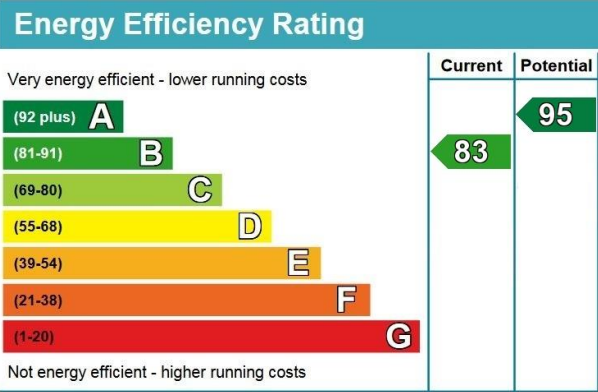


Lee Valley Close, SP11

Approximate Gross Internal Area = 76.7 sq m / 826 sq ft  
Approximate Garage Internal Area = 18 sq m / 194 sq ft  
Approximate Total Internal Area = 94.7 sq m / 1020 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.



Lee Valley Close, Andover      Guide Price £350,000 Freehold

- Hallway
- Cloakroom
- Master Bedroom Suite
- Bathroom
- Garage
- Kitchen/Breakfast Room
- Sitting/Dining Room
- 2 Further Bedrooms
- Driveway Parking
- Enclosed Garden





**DESCRIPTION:**  
This semi-detached house is located on the edge of the Augusta Park development close to a green area and is offered for sale with the remainder of a 10 year NHBC dated 2018. The accommodation comprises hallway, kitchen/breakfast room, cloakroom, sitting/dining room, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is driveway parking leading to a garage and an enclosed garden 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.

**ACCOMMODATION:**  
Canopy porch with front door into:

**HALLWAY:**  
Stairs to first floor with understairs cupboard, wine rack and doors to:

**KITCHEN/BREAKFAST ROOM:**  
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral washing machine, dishwasher and fridge/freezer. Cupboard with wall mounted boiler.

**CLOAKROOM:**  
WC and wash hand basin.

**SITTING/DINING ROOM:**  
French doors to garden.

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

**MASTER BEDROOM:**  
Window to front. Fitted wardrobe cupboard with mirror doors and door to:

**ENSUITE SHOWER ROOM:**  
Window to front. Shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM 2:**  
Window to rear.

**BEDROOM 3:**  
Window to rear. Currently used as a study.

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

**OUTSIDE:**  
To the front there is an area of gravel with access to the front door. A driveway to the side offers parking and access to:

**GARAGE:**  
Up and over door, power, light and door to rear garden.

**REAR GARDEN:**  
Patio area on two levels adjacent to the house. The remainder is laid to lawn with mature shrub borders and trees.

**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.

