

Total area: approx. 84.6 sq. metres (910.9 sq. feet)

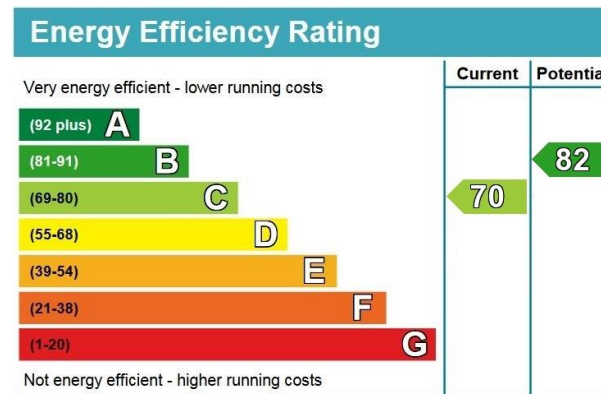
Not to scale
Plan produced using PlanUp.

34 Dunmow Road, Andover SP10 2DQ



Dunmow Road, Andover

Guide Price £315,000 Freehold



- **Extended Semi-Detached House**
- **Kitchen**
- **Ground Floor Bedroom**
- **First Floor Shower Room**
- **Close to Amenities & Open Countryside**

- **Living Room**
- **Ground Floor Bathroom**
- **Two Further Bedrooms**
- **Mature Gardens**
- **Proximity to Schools**

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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Located in one of Andover's most sought-after and established residential areas, this extended, three-bedroomed semi-detached house benefits from proximity to town centre amenities and local schools whilst having open countryside almost on the doorstep. The accommodation comprises a ground floor with a good-sized, dual-aspect living/dining room complete with a wood burning stove, a kitchen, a ground floor bathroom with an adjoining ground floor bedroom. The first floor provides two further bedrooms serviced by a shower room. Outside, the property has a small mature garden area to the front with gated side access to a rear garden with a wildlife theme, complete with a wildlife pond, mature flower and shrub borders, a garden shed and raised vegetable beds.

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. Dunmow Road can be found on the southern side of Andover off Winchester Road via Old Winton Road and gives good access not only to the town centre but also to open countryside, with the start of the historic Ladies Walk a few metres away, which provides footpath access to open countryside and Harewood Forest beyond. Rooksbury Mill Nature Reserve and the outlying Clatford villages are just over a mile away, whilst Andover Golf Club is located on nearby Winchester Road with the Hampshire Golf Club a short distance further on as Winchester Road heads towards Stockbridge, Wherwell and Chilbolton, all within the heart of the Test Valley.

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.

