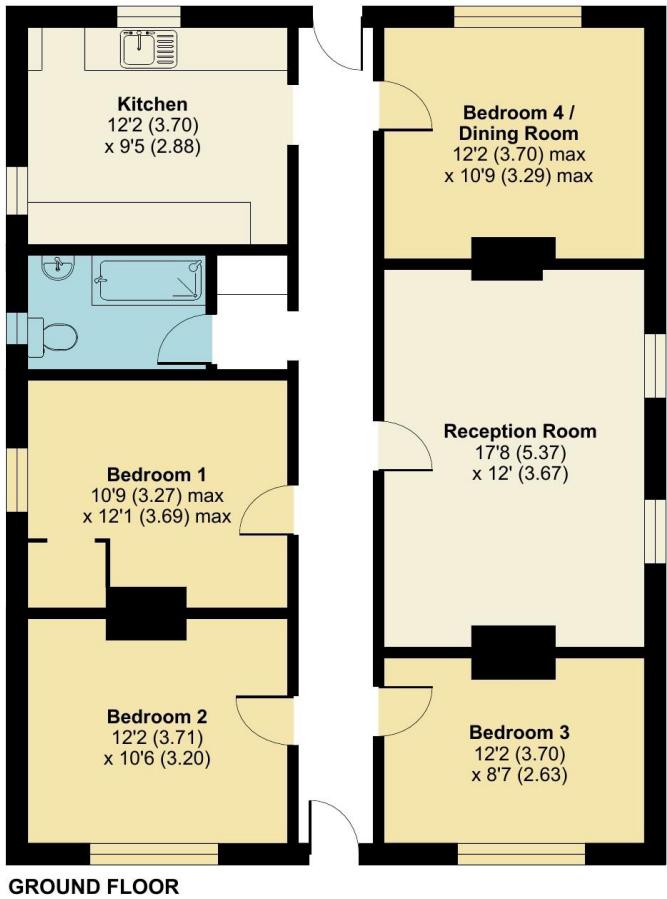


Mylen Road, Andover, SP10

Approximate Area = 1100 sq ft / 102.1 sq m
For identification only - Not to scale



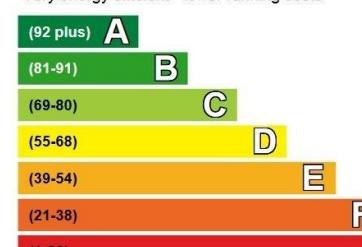
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Austin Hawk Ltd. REF: 1220823



Energy Efficiency Rating

Very energy efficient - lower running costs



	Current	Potential
	65	84

G

Not energy efficient - higher running costs

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.



Mylen Road, Andover

Guide Price £345,000 Freehold

- No Onward Chain
- Kitchen
- Three Bedrooms
- Driveway Parking
- Proximity to Mainline Railway Station

- Living Room
- Bathroom
- Dining Room/Bedroom Four
- Gardens
- Close to Schools and Amenities

DESCRIPTION: Available to the property market with No Onward Chain, this detached three/four bedroomed bungalow benefits from an excellent location close to numerous amenities, including proximity to schools catering for all age groups as well as Andover's mainline railway station. The accommodation comprises a central hallway, a living room, a kitchen, a bathroom, three bedrooms and a dining room which could be used as a fourth bedroom if desired. Outside to the front is a low maintenance garden with driveway parking and to the rear is a practical garden which includes two garden sheds and additional attached storage options.

LOCATION: The location of the property benefits from many local amenities whilst being a short distance from both open countryside and Andover's town centre. Nearby Charlton village, although close to Andover, still maintains a strong village feel. Local amenities include various convenience stores, public houses, fast food outlets, GP and Dental practices, Andover's Hospital, a petrol station and Charlton Lakeside Leisure Park, which itself offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run plus coarse fishing on the lake itself. Andover's mainline railway station is less than half a mile away and offers London-bound commuters' access to Waterloo station in just over an hour.

OUTSIDE: The property frontage includes gravelled driveway parking that can accommodate at least four vehicles alongside a gravelled raised bed bordered by mature hedging to one side. A path leads from the driveway to the front door, under a covered porch.

CENTRAL HALLWAY: Radiators and doors to all rooms. External door accessing the rear garden.

LIVING ROOM: Windows to the side. Recess shelving. Radiators.

KITCHEN: Dual aspect kitchen with windows to the rear and to one side. A range of eye and base level cupboards and drawers with newly fitted worksurfaces over and tiled splashbacks. Newly fitted stainless steel sink and drainer. Freestanding dishwasher, space for a fridge freezer and space and connections for a freestanding cooker.

BATHROOM: Window to the side. Modern bathroom panelled walls. Shelved storage area. Panelled bath with an electric shower over, close coupled WC, pedestal hand wash basin and a radiator.

DINING ROOM/BEDROOM FOUR: Window to the rear and located directly opposite the kitchen, so could be utilised as a dining room or a well-sized double bedroom. Radiator.

BEDROOM ONE: Double bedroom with a window to the side. Built-in cupboard housing a wall-mounted gas boiler. Radiator.

BEDROOM TWO: Front aspect double bedroom. Recess shelving. Radiator.

BEDROOM THREE: Small double bedroom with a window to the front. Radiator. Access to a partially boarded loft.

REAR GARDEN: Gravelled area adjacent to the rear of the property extends to one side with gated access to the driveway at the front. Low level retaining wall and step up to an area of lawn and bark chippings with an extensive decked area spanning the rear of the garden area all enclosed by recently installed panel and closeboard fencing. Two garden sheds and additional attached stores.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected with gas central heating to radiators.

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.

