

Angora Road, SP11
Approximate Gross Internal Area = 144.7 sq m / 1558 sq ft
Approximate Garage Internal Area = 18 sq m / 194 sq ft
Approximate Total Internal Area = 162.7 sq m / 1752 sq ft

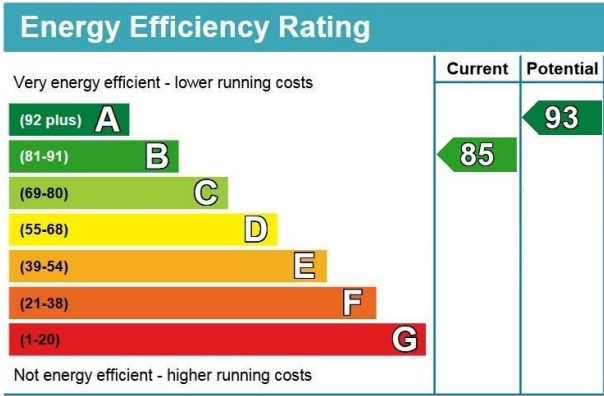


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Angora Road, Andover

Guide Price £550,000 Freehold



- Entrance Hall
 - Kitchen
 - 5 Bedrooms
 - Bathroom
 - Garage
- Living/Dining Area
 - Lootility Room
 - 2 Shower Rooms
 - Driveway Parking
 - Attractive Garden

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 substantial, detached, family home is located on the popular Saxon Heights and offered for sale with the remainder of a 10-year NHBC warranty. The well-presented accommodation is arranged on three levels and comprises entrance hall, open plan living room, dining room and kitchen, lootility room, study, master bedroom with ensuite shower room, two further first floor bedrooms, a bathroom and two second floor bedrooms with a shower room. To the front there is driveway parking leading to a garage and an attractive garden to the rear with a hot tub.

LOCATION: The property is located on the popular Saxon Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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: Front door into:

ENTRANCE HALL: Stairs to first floor with extensive, bespoke, understairs storage and doors to:

LIVING ROOM: Window to front and open access to:

DINING ROOM: French doors to garden and open access to:

KITCHEN: Windows to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer. Cupboard with wall mounted boiler.

LOOTILITY ROOM: WC and vanity cupboard with wash hand basin. Work surface with cupboard below and integral washer/drier.

FIRST FLOOR LANDING: Window to front with plantation blinds. Stairs to first floor, airing cupboard and doors to:

MASTER BEDROOM: Window to front with plantation blinds. fitted wardrobe cupboard and door to:

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

BEDROOM 3: Window to front with plantation blinds and fitted wardrobe cupboard.

BEDROOM 4: Window to rear with plantation blinds.

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

SECOND FLOOR LANDING: Shelved storage cupboard and doors to:

BEDROOM 2: Dorner window to front with fitted desk, Velux window to rear, fitted wardrobe cupboard and eaves storage.

BEDROOM 5: Dormer window to front with plantation blinds and fitted desk.

SHOWER ROOM: Velux window to rear. Shower cubicle, wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is a small area of lawn with a path to the front door. A block paved driveway offers parking, an electric vehicle charging point and access to:

GARAGE: Single garage with power and light.

REAR GARDEN: Patio area adjacent to the property with a side gate to the driveway. There is also a decked seating area leading to a lawn and a step down to a lower lawn with raised borders and a hot tub.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. 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.

