

Steeplechase Court, SP11

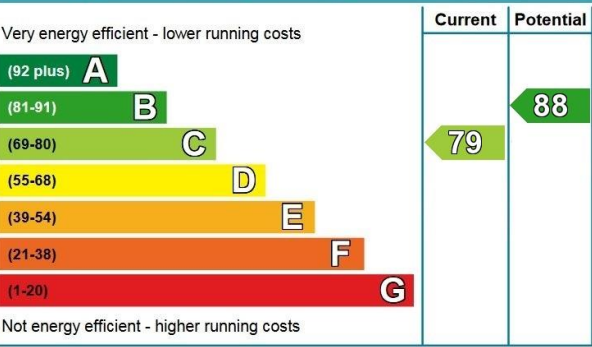
Approximate Gross Internal Area = 152.3 sq m / 1640 sq ft  
Approximate Garage Internal Area = 16.8 sq m / 181 sq ft  
Approximate Total Internal Area = 169.1 sq m / 1821 sq ft



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



Energy Efficiency Rating



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.



Steeplechase Court, Andover      Guide Price £475,000 Freehold

- Hallway & Cloakroom
- Dining Room
- Master Bedroom Suite
- Bathroom
- Garage
- Kitchen/Breakfast Room
- Sitting Room & Study
- 3 Further Bedrooms
- Driveway Parking
- Good Sized Garden





**DESCRIPTION:** This end of terrace house is located on the edge of the Picket Twenty development and has been extended by the current owners. The spacious accommodation is arranged on three floors and comprises entrance porch, hallway, cloakroom, kitchen/breakfast room, sitting room, study, dining room, utility room, three first floor bedrooms with a bathroom and a second floor master bedroom with a storage/dressing room and ensuite bathroom. Outside there is a garage, a driveway offering two parking spaces and a good sized garden to the rear which is partly walled.

**LOCATION:** The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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:** Door into porch with window to side and door to:

**HALLWAY:** Stairs to first floor with understairs storage and doors to:

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

**KITCHEN/BREAKFAST ROOM:** Window to front. Range of eye and base level cupboards and drawers with work surfaces over, including breakfast bar, and inset sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer. Access to:

**DINING ROOM:** Bi-fold doors to rear and skylight. Door to garage and doors to:

**UTILITY ROOM:** Window to rear. Eye, base and full height cupboards and work surface with inset stainless steel sink with drainer. Space and plumbing for washing machine and tumble drier.

**SITTING ROOM:** French doors to garden and door to:

**STUDY:** Window to rear.

**FIRST FLOOR LANDING:** Window to front. Stairs to second floor and doors to:

**BEDROOM 2:** Window to front and fitted wardrobe cupboard.

**BEDROOM 3:** Window to rear.

**BEDROOM 4:** Window to rear.

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

**SECOND FLOOR MASTER BEDROOM:** Window to front. Door to storage/dressing room with bespoke wardrobe cupboards, boiler cupboard and eaves storage. Door to:

**ENSUITE BATHROOM:** Panelled bath with shower over, vanity drawers with wash hand basin and WC.

**OUTSIDE:** To the front there are steps up to the front door. A driveway offers parking and access to ATTACHED GARAGE with electric door.

**REAR GARDEN:** Extensive patio area adjacent to the rear of the property. The remainder is lawn with flower and shrub borders and a raised vegetable bed.

**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.

