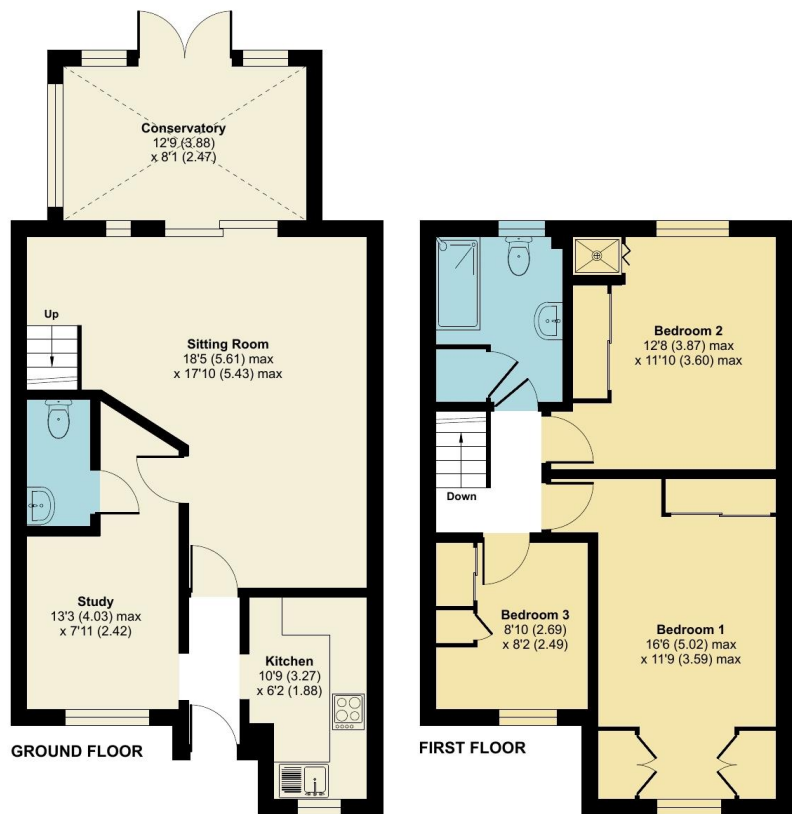




**Borkum Close, Andover, SP10**

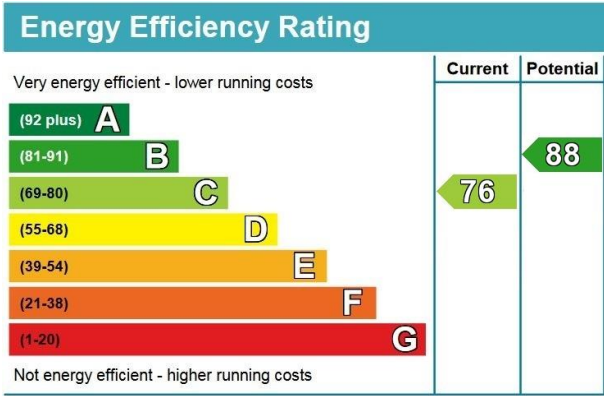
Approximate Area = 1069 sq ft / 99.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2025. Produced for Austin Hawk Ltd. REF: 1244094



**Borkum Close, Andover** **Guide Price £325,000 Freehold**



- Entrance Hallway
  - Living Room
  - Study
  - Three Bedrooms
  - Driveway & Low Maintenance Garden
- Kitchen
  - Conservatory
  - Cloakroom
  - Family Bathroom
  - Proximity to Numerous Amenities

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:** Potentially the perfect first family home, this three-bedroomed, semi-detached house has a cul-de-sac location on the edge of the popular Saxon Fields development. The property benefits from driveway parking and an integral garage conversion which now provides a spacious study with an adjoining cloakroom. Well-presented throughout, the accommodation comprises an entrance hallway, a kitchen, a sitting room with an adjoining conservatory that is currently used as a dining room, a study, a cloakroom, three bedrooms all with fitted wardrobe storage and a family bathroom. Outside to the rear is a low-maintenance garden.

**LOCATION:** The location alone has much to offer; Borkum Close can be found within the Saxon Fields development on the northern side of Andover off Saxon Way. The property occupies a position on the edge of the development with the nearest convenience store just a short distance away, along with a children's playground, sports pitches and protected open green space. Saxon Fields is on a bus route providing easy access both to and from the town centre. Charlton village, just half a mile away, has a host of its own local amenities, including convenience stores, a public house, a church, a veterinary practice plus Charlton Lakeside Leisure Park. Andover's mainline railway station is just beyond Charlton village and runs a direct route to London's Waterloo station in just over an hour. Anton Lakes Nature Reserve is also on the doorstep, bordering Saxon Fields. Andover itself offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre.

**OUTSIDE:** A path leads to the front door of the property under a recessed porch with the driveway to one side of the path and a low maintenance garden area of mature hedging to the other side of the path, wrapping around to one side of the property.

**ENTRANCE HALLWAY:** Doors to:

**STUDY:** Converted from the original integral garage, window to the front, storage shelving and a radiator. Door to:

**CLOAKROOM:** Close coupled WC and a hand wash basin.

**KITCHEN:** Window to the front. A range of eye and base level cupboards and drawers with work-surfaces over. Tiled splashbacks. Inset one and a half bowl composite sink and drainer including a filtered drinking water tap, space for a freestanding cooker with an extractor over. Space and plumbing for a washing machine and a dishwasher, mains water filter, consumer unit (newly installed 2022) and a wall mounted Baxi gas boiler.

**SITTING ROOM & CONSERVATORY:** Window and sliding patio doors to the rear, the patio doors providing access to the conservatory. The sitting room includes an open fireplace with a living flame gas fire set on a marble hearth, matching surround and wooden mantle. Stairs to the first floor, an internal door to the study and radiators. The conservatory is currently being used as a dining room and is glazed to two sides with French doors opening out to the rear garden. Radiator.

**LANDING:** Access to a loft with lighting via a pull-down loft ladder. Radiator.

**BEDROOM ONE:** Front aspect double bedroom with extensive fitted wardrobe storage. Radiator.

**BEDROOM TWO:** Double bedroom with a window to the rear. Recessed shower enclosure, double mirrored sliding doors to fitted wardrobe storage. Additional fitted shelved storage. Radiator.

**BEDROOM THREE:** Window to the front. Currently, a good-sized single bedroom with double mirrored sliding doors to a fitted wardrobe cupboard. Removing the fitted wardrobe would return the bedroom to a small double. Radiator.

**BATHROOM:** Window to the rear. Double walk-in shower enclosure, close coupled WC, vanity hand wash basin with both cupboard and drawer storage below. Heated towel rail. Door to a built-in, overstairs airing cupboard housing a hot water cylinder and shelving.

**REAR GARDEN:** Enclosed, low maintenance garden with a pathway surrounding the conservatory. A low-level retaining wall with steps up to a path with lawn to either side. The path leads to a garden shed and gated access from the garden to Borkum Close.

**TENURE & SERVICES:** Freehold. Mains water, 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.

