

RICS Certified Property Measurer

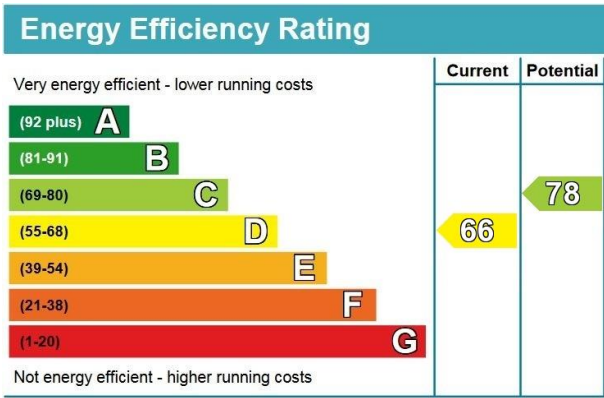
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Austin Hawk Ltd. REF: 1000544

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Batchelors Barn Road, Andover

Guide Price £399,950 Freehold



- Living Room
 - Utility Room
 - Two Further Double Bedrooms
 - Driveway Parking
 - Proximity to Schools
- Open Plan Kitchen/Dining Room
 - Master Bedroom Suite
 - Family Bathroom
 - Generous Rear Garden
 - Close to Town Centre 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: Deceptively spacious, this extended three bedroomed detached house is located on one of Andover's most established residential roads and offers excellent proximity to schools covering all age groups. Potentially, the ideal family home, the property not only benefits from great internal space but has driveway parking for at least two vehicles with a further parking option at the rear of the property, at the end of a rear garden which is well in excess of 100ft in length. The accommodation comprises entrance porch, living room, open-plan kitchen/dining room, utility room, master bedroom suite, two further double bedrooms and a family bathroom.

LOCATION: 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. Batchelors Barn Road links London Road and Vigo Road, with good access to both the town centre and open countryside. Nearby is the historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond. The location offers proximity to pre-school, primary and secondary education facilities, all very close by.

OUTSIDE: The front of the property offers a block paved driveway and parking for at least two vehicles. There is a side gate providing external access to the rear of the property. Modern composite, part-glazed front door into an entrance porch with side windows. Internal door into:

LIVING ROOM: Generous in size with bay window to front and windows to one side. Laminate flooring. Stairs to first floor. Half height door to understairs storage cupboard alongside an understairs recess space that opens out the width of the room and currently provides an additional seating area. Open plan into:

KITCHEN/DINING ROOM: Rear aspect, open plan kitchen/dining room with the dining space to one side with French doors providing access to the rear garden. Windows to the side of the French doors allow natural light to flood in. The kitchen area, with an additional window to the rear has a range of eye and base level cupboards and drawers with worksurfaces and upstands over. Inset one and a half bowl stainless steel sink and drainer, inset five burner gas hob with extractor over and laminate backsplash throughout. Built in eye level double ovens and grill, integral dishwasher with space for an American style fridge freezer. Door to: The open plan flow of the ground floor is enhanced by the continuation of the laminate flooring throughout.

UTILITY ROOM: Window to side. Space and plumbing for washing machine and tumble dryer under a fitted worktop. Close coupled WC. Wall mounted Ideal Logic Combi boiler.

LANDING: Window to side. Access to a partially boarded loft via a pull-down loft ladder. Double doors to two separate full height built in storage cupboards.

MASTER BEDROOM SUITE: Windows to front. Double doors to fitted wardrobe cupboard. Door to:

ENSUITE SHOWER ROOM: Window to side. Shower cubicle with rainfall shower system. Close coupled WC and vanity hand wash basin with vanity cupboard storage below.

BEDROOM TWO: Small double bedroom with window to rear. Door to built in wardrobe cupboard.

BEDROOM THREE: Small double bedroom with window to rear. Double fitted wardrobe cupboard.

FAMILY BATHROOM: Window to side and fully tiled walls. L shaped panelled shower-bath with rainfall shower system over. Close coupled WC, vanity hand wash basin with vanity cupboard storage below.

REAR GARDEN: An excellent outside garden space and of low maintenance with a patio adjacent to the rear of the property and an area of lawn beyond with an area of gravel hard at the far end of the garden. There is an additional parking option at that far end of the garden, with a full width garden gate providing access from a block of garages, themselves accessed further along Batchelors Barn Road.

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.

