

Ash Tree Road, SP10  
Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft  
Approximate Outbuildings Internal Area = 19.3 sq m / 208 sq ft  
Approximate Total Internal Area = 117 sq m / 1260 sq ft

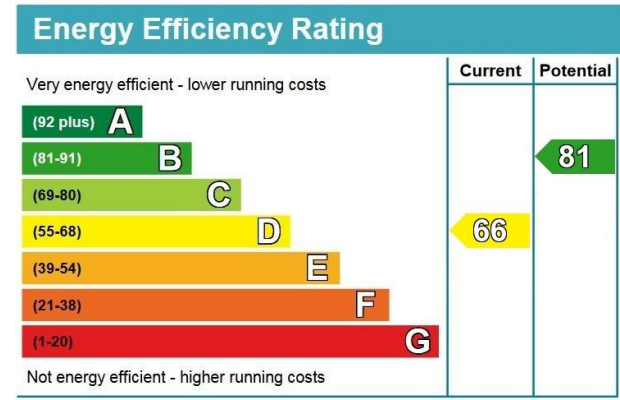


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Ash Tree Road, Andover

Guide Price £421,500 Freehold



- Hallway
  - Dining Room/Office
  - Conservatory
  - Bathroom
  - Good Sized Garden
- Kitchen
  - Living Room
  - 3 Bedrooms
  - Driveway Parking
  - Workshop & Shed

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 charming extended detached home offers a blend of character and practicality in a well-established residential area, just a short distance from local shops. The spacious interior includes a welcoming porch, a bright hallway, and a convenient cloakroom. The kitchen provides ample storage and workspace with fitted appliances, while the versatile dining room/office and living room - complete with a wood burning stove - create a warm and inviting atmosphere. A conservatory adds extra living space, perfect for relaxing and enjoying views of the garden. Upstairs, three well-proportioned bedrooms and a family bathroom complete the accommodation. Outside, the property benefits from driveway parking at the front, while the generous rear garden features an insulated workshop and a shed, ideal for storage/hobbies.

**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.

**ACCOMMODATION:**  
Door into PORCH with windows to both sides and glazed door into:

**HALLWAY:**  
Window to side. Stairs to first floor, storage cupboard and doors to:

**CLOAKROOM:**  
WC, wash hand basin and heated towel rail.

**KITCHEN:**  
Bay window to front. 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 ceramic hob with extractor over and oven blow. Integral dishwasher, washing machine and fridge/freezer.

**DINING ROOM/OFFICE:**  
Window and door to rear garden. Understairs cupboard with gas boiler.

**LIVING ROOM:**  
Brick fireplace with wood burning stove and patio doors to:

**CONSERVATORY:**  
Double aspect with patio doors to the garden and a roof lantern. Constructed 18 months ago by KJM with a 10 year warranty.

**FIRST FLOOR LANDING:**  
Window to side. Loft access and doors to:

**BEDROOM 1:**  
Bay window to front.

**BEDROOM 2:**  
Window to rear and two fitted cupboards either side of the chimney breast.

**BEDROOM 3:**  
Window to rear.

**BATHROOM:**  
Window to front. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE:**  
Driveway offering parking for at least two cars and gated access to:

**REAR GARDEN:**  
Patio adjacent to the side and rear of the house. The remainder is mainly laid to lawn with shrub/hedge borders and path to the rear where there is a shed and an insulated workshop with power and light.

**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.

