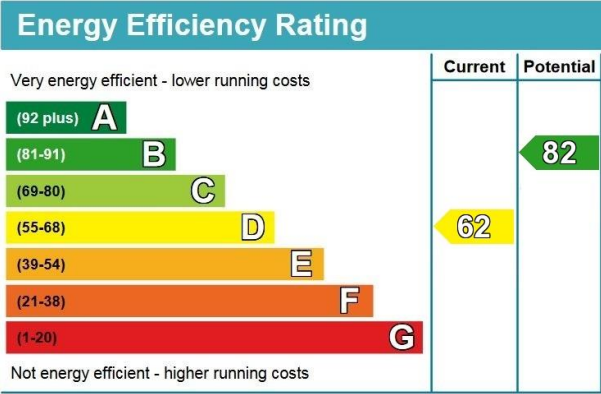




Silchester Close, Andover

Guide Price £475,000 Freehold



- Entrance Hall
  - Dining Room
  - 3 Bedrooms
  - Cloakroom
  - Garage
- Sitting Room
  - Kitchen
  - Bathroom
  - Driveway Parking
  - Mature Gardens

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 detached bungalow is located in a quiet cul-de-sac within a popular residential area close to local amenities including Andover hospital and is offered for sale with no onward chain. The well presented accommodation comprises a bright entrance hall, a sitting room with open access to the dining room, a kitchen, three bedrooms and a bathroom with a separate cloakroom. To the front there is generous driveway parking leading to a garage whilst to the rear there is a good sized, mature, garden.

**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:**  
Open porch with front door into:

**ENTRANCE HALL:**  
Airing cupboard with hot water tank, further storage cupboard and doors to:

**SITTING ROOM:**  
Double aspect with feature fireplace and open access to:

**DINING ROOM:**  
Double aspect and door to:

**KITCHEN:**  
Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset electric hob with extractor over and eye level double oven. Space and plumbing for washing machine, space for fridge/freezer and wall mounted boiler.

**BEDROOM 1:**  
Window to front and two wardrobe cupboards.

**BEDROOM 2:**  
Window to rear.

**BEDROOM 3:**  
Window to side.

**BATHROOM:**  
Window to rear. Panelled bath with shower over and wash hand basin.

**CLOAKROOM:**  
Window to side. WC and wash hand basin.

**OUTSIDE:**  
To the front there is an area of lawn with shrub borders. A driveway offers generous parking and access to:

**GARAGE:**  
Up and over door and door to garden.

**REAR GARDEN:**  
Attractive garden which wraps around three sides of the bungalow. Patio area adjacent to the property leading to an area of lawn with mature shrubs and trees. There is also a greenhouse and gated access to the front.

**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.

