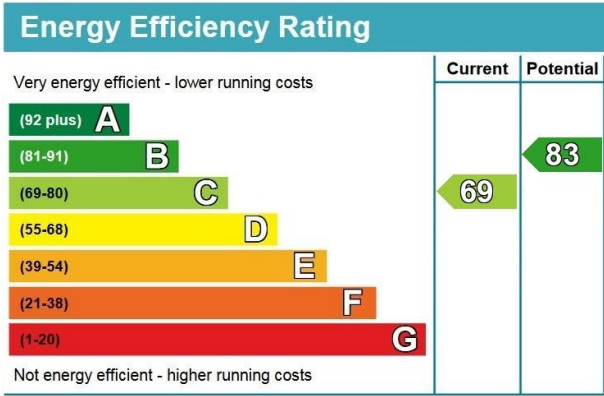


Redbridge Drive, Andover

Guide Price £599,950 Freehold



- Hallway

Dining Room

Conservatory

Bathroom

Attractive Garden

Living Room

Kitchen & Utility

4 Bedrooms

Garage & Driveway

Riverside Location

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 house occupies a stunning location in a sought after area backing on to the River Anton and within walking distance of Roosbury Mill Nature Reserve as well as the town centre. The well presented accommodation has been greatly improved by the current owners and comprises hallway, cloakroom, living room, dining room, new kitchen, conservatory, new utility room, four bedrooms and a re-fitted bathroom. Outside there is driveway parking leading to the garage and an attractive garden to the rear with a riverside terrace enjoying views over the woodland beyond.

**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:**  
Front door into:

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

**CLOAKROOM:**  
Window to front. Newly fitted suite comprising vanity drawers with wash hand basin, WC with concealed cistern and heated towel rail.

**LIVING ROOM:**  
Bay window to front.

**KITCHEN:**  
Window to rear and door to conservatory. Re-fitted with a range of eye and base level cupboards and draawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and oven below. Integral dishwasher and space for fridge. Sliding door to:

**DINING ROOM:**  
Patio doors to garden.

**CONSERVATORY:**  
Double aspect with door to garden and door to:

**UTILITY ROOM:**  
Window to rear, door to garden and door to garage. Re-fitted with a range of eye and base cupboards with work surface over and inset sink with drainer. Space and plumbing for washing machine and tumble drier.

**FIRST FLOOR LANDING:**  
Window to side. Loft access, airing cupboard with hot water tank and shelving. Doors to:

**BEDROOM 1:**  
Window to front and feature panel wall.

**BEDROOM 2:**  
Window to rear with views to the river and fitted wardrobe cupboard.

**BEDROOM 3:**  
Window to rear with views to the river.

**BEDROOM 4:**  
Window to front and fitted wardrobe cupboard.

**BATHROOM:**  
Window to rear. Re-fitted with a suite comprising panelled bath, separate shower cubicle, vanity drawers with wash hand basin, WC and heated towel rail.

**OUTSIDE:**  
To the front there is an area of lawn and driveway parking leading to the GARAGE with automatic door, power and light. Gated side access leads to:

**REAR GARDEN:**  
Patio area adjacent to the house leading to an area of lawn with shrub beds and a tree. Steps lead down to a stunning riverside terrace - ideal for watching local wildlife. There is also a summerhouse and a storage area to the side of the house.

**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.

