



**Thistledown Close, Andover**

**Guide Price £465,000 Freehold**

- No Onward Chain
- Open Plan Kitchen/Dining Room
- Ground Floor Wetroom
- Four Double Bedrooms
- Driveway and Expansive Garage
- Potential for Modernisation
- Utility Room & Cloakroom
- Two Reception Rooms
- Family Bathroom
- Enclosed Rear Garden

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.

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Available to the property market with No Onward Chain, this four-double-bedroomed, semi-detached house offers in excess of 2,500 square feet of internal floorspace. The property provides a great opportunity for potential modernisation and reconfiguration whilst currently benefitting from generous driveway parking to the front of the property as well as an integral double-length, double-width garage. The location of the property also has much to offer, with proximity to schools catering for all age groups, Andover's mainline railway station and a whole host of other local amenities. The accommodation itself, extended by previous owners, comprises a ground floor with an entrance hallway, an open-plan kitchen-dining room with a generous adjoining utility room, a ground floor wetroom and separate cloakroom, a living room complete with an open-fireplace and an expansive family room to the rear. The first floor includes four double bedrooms along with a family bathroom.

The property has a unique layout with two separate stairwells, one leading from one side of the entrance hallway to a dual-aspect master bedroom with an ensuite WC. The second stairwell provides access to the remaining three double bedrooms along with the family bathroom. Outside to the rear is an enclosed, south-easterly-facing garden. Viewing is highly recommended to fully appreciate the potential that this property has to offer.

The location of the property benefits from many local amenities whilst being a short distance from both open countryside and Andover's town centre, as well as schools catering for all age groups. Nearby Charlton village, although close to Andover, still maintains a strong village feel. Local amenities include various convenience stores, public houses, fast food outlets, GP and Dental practices, Andover's War Memorial Hospital, a petrol station and Charlton Lakeside Leisure Park, which itself offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run plus coarse fishing on the lake itself. Andover's mainline railway station is also a short distance away. Thistledown Close is a small cul-de-sac located off Charlton Road.

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.

