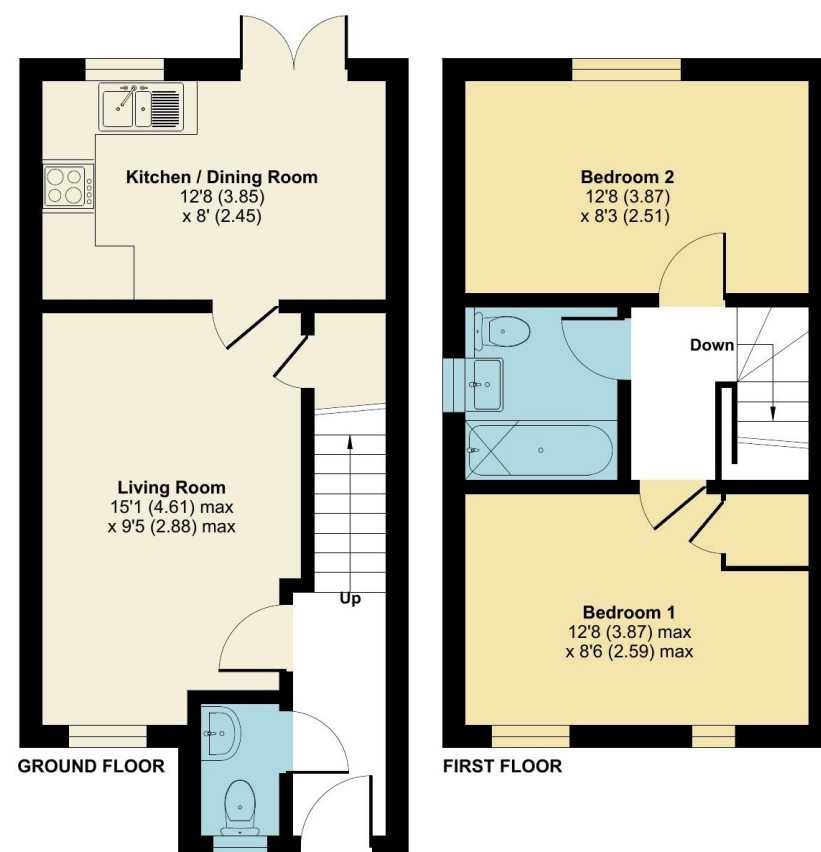


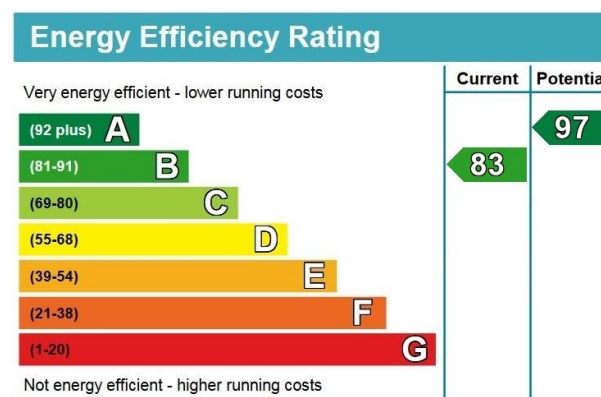


## Halter Way, Andover, SP11

Approximate Area = 625 sq ft / 58 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Austin Hawk Ltd. REF: 1271481



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.



**Halter Way, Andover**

**Guide Price £282,500 Freehold**

- Hallway
- Sitting Room
- 2 Double Bedrooms
- Enclosed Garden
- Cloakroom
- Kitchen/Dining Room
- Bathroom
- Driveway Parking

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
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**DESCRIPTION :**  
Austin Hawk are delighted to offer this two-bedroom semi-detached home, situated on the edge of the Picket Twenty Development, built in 2020 by Persimmon, and offered for sale with the remainder of the 10 year NHBC certificate. The well-presented accommodation comprises hallway, cloakroom, sitting room, kitchen/dining room, two double bedrooms with fitted wardrobe cupboards and a family bathroom. Outside there is a driveway offering parking for two vehicles and a fully enclosed garden to the rear.

**LOCATION :**  
The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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. Directly behind the property is access to a two and a half mile woodland trail with also nearby, Picket Twenty Playing Fields which provides additional walking options.

**ACCOMMODATION:**  
Front door into:

**HALLWAY :**  
Doors to:

**CLOAKROOM :**  
Front aspect, WC and wash hand basin.

**SITTING ROOM :**  
Front aspect, understairs storage and door to:

**KITCHEN/DINING ROOM :**  
Rear aspect and French doors to the garden. Contemporary range of eye and base level cupboards and drawers with work surface over and inset stainless steel sink and drainer. Inset gas hob with extractor over and oven beneath, integral fridge/freezer and space and plumbing for washing machine and dishwasher. Cupboard with wall mounted boiler and space for dining table and chairs.

**LANDING :**  
Loft access and doors to:

**BEDROOM ONE:**  
Front aspect and fitted wardrobe cupboards.

**BEDROOM TWO:**  
Rear aspect and fitted wardrobe cupboards.

**BATHROOM :**  
Side aspect. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE :**  
To the front there is driveway parking for two vehicles and an area of lawn with a path to the front door. Gated access to:

**REAR GARDEN:**  
Patio area adjacent to the property with the remainder laid to lawn.

**TENURE & SERVICES:**  
Freehold. Mains water, drainage, gas, and electricity are connected. Gas central heating to the radiators. Please note there may be an additional estate charge.

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.

