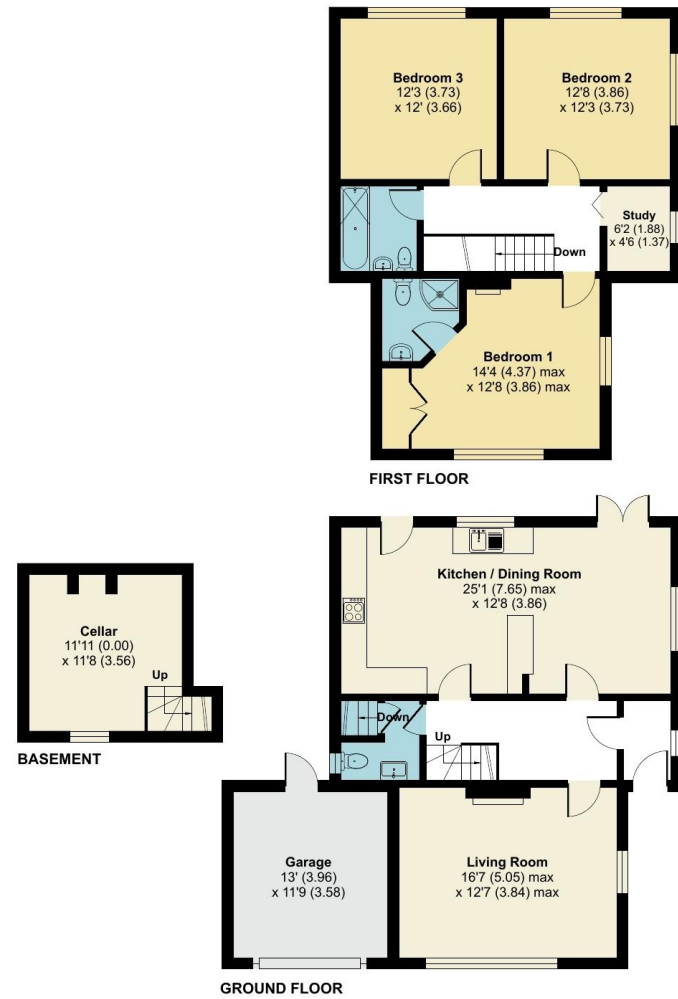




Anton Road, Andover, SP10

Approximate Area = 1559 sq ft / 144.8 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1708 sq ft / 158.6 sq m
For identification only - Not to scale

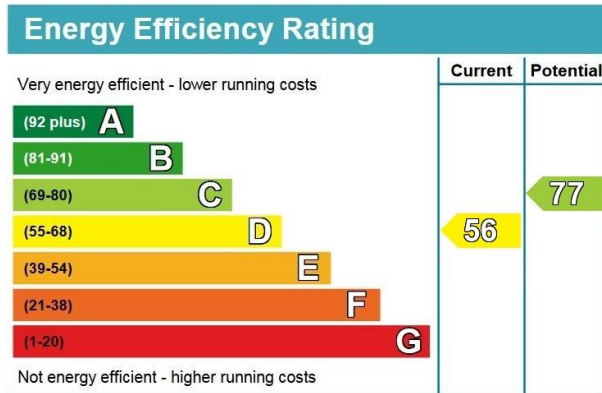


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Austin Hawk Ltd. REF: 993300.



Anton Road, Andover

Guide Price £565,000 Freehold



- Hallway
- Sitting Room
- Cellar
- 2 Further Bedrooms
- Garage & Parking

- Cloakroom
- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- Good Sized 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

This detached house is located in one of Andover's most sought after roads on the south side of the town within cathment for the popular Anton School and within easy access to the town centre and The Clatfords. Built in 1928, the accommodation has many character features and comprises entrance porch, hallway, cloakroom, sitting room with open fireplace, a 24ft kitchen/dining room, cellar, master bedroom with ensuite shower room, two further double bedrooms, a study/cot room and a bathroom. Outside there is parking to the front leading to a garage whilst to the rear there is a good sized, mature and secluded 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:

Entrance porch with window to side and door into:

HALLWAY:

Stairs to first floor and stairs down to cellar. Doors to:

CLOAKROOM:

Window to side. Wash hand basin and WC.

SITTING ROOM:

Windows to front and side. Fireplace with open fire.

KITCHEN:

Window to rear and door to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset gas hob with extractor over and eye level double oven. Space and plumbing for washing machine and dishwasher. Space for further appliances and open plan aspect to:

DINING AREA:

Window to side and French doors to garden.

CELLAR:

Wall mounted boiler and hot water tank. This is currently a very useful area for storage but could offer a variety of uses.

FIRST FLOOR LANDING:

Loft access and doors to:

MASTER BEDROOM:

Windows to front and side. Feature cast iron fireplace and door to:

ENSUITE SHOWER ROOM:

Shower cubicle, wash hand basin, WC, heated towel rail and extractor fan.

BEDROOM 2:

Windows to side and rear.

BEDROOM 3:

Window to rear.

BATHROOM:

Window to front. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

To the front there is a gravelled area offering parking, access to the garage and a gate to the rear garden.

GARAGE:

Up and over door, power and personal door to garden.

REAR GARDEN:

A good sized and mature garden which offers a high degree of privacy. Large patio area adjacent to the house with steps down to a lawn with shrubs and trees. To the side there is a pergola with power (ideal for a hot tub) and a shed whilst to the rear there is a wooded area.

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.

