

Woolwich Way, SP11
Approximate Gross Internal Area = 77.1 sq m / 830 sq ft
Approximate Garage Internal Area = 15.7 sq m / 169 sq ft
Approximate Total Internal Area = 92.8 sq m / 999 sq ft

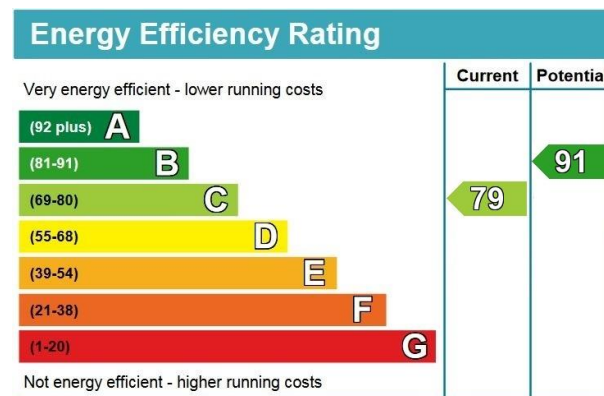


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Woolwich Way, Andover, SP11 6RZ

£350,000 Freehold



- HALLWAY
- LIVING ROOM
- MASTER BEDROOM SUITE
- BATHROOM
- HOME OFFICE/STORAGE
- CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- TWO FURTHER BEDROOMS
- DRIVEWAY
- ENCLOSED 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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DESCRIPTION:

This three-bedroom semi-detached house was built 11 years ago by Taylor Wimpey and is located on the popular Augusta Park development. The accommodation comprises hallway, cloakroom, kitchen/breakfast room, living room, master bedroom with en suite shower room, two further bedrooms and a bathroom. Outside there is driveway parking leading to a garage and an enclosed, generous sized, low maintenance, garden to the rear.

LOCATION:

The property is located on the popular Augusta Park development, which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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:

Canopy porch with front door into:

HALLWAY:

Stairs to first floor with under stairs recess, LVT flooring throughout the ground floor and doors to:

CLOAKROOM:

WC, wash hand basin and heated towel radiator.

KITCHEN/BREAKFAST ROOM:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half stainless steel sink with drainer. Inset gas hob with extractor over, tiled splashback and oven below. Integrated washing machine and dishwasher, fridge/freezer and cupboard housing wall mounted combi boiler.

LIVING ROOM:

Rear aspect and French doors to garden. Electric fireplace with mantle and storage cupboard.

LANDING:

Side aspect. Loft access and doors to:

BEDROOM ONE:

Front aspect. Fitted double mirrored wardrobe and door to:

EN-SUITE :

Recently refurbished, shower, WC, wash hand basin, tiled floor and partly tiled walls.

BEDROOM 2:

Rear aspect. Double room.

BEDROOM 3:

Rear aspect.

BATHROOM:

White panelled bath, pedestal wash hand basin, WC and partly tiled walls.

OUTSIDE:

To the front is lawned with shrubs, hedging and a path to the front door with a canopy porch. The driveway to the side offers parking for two cars and access to:

GARAGE:

Converted single garage with up and over door, power, light and rear door to garden. Sound proofed office and storage.

GARDEN:

Good size garden with two patio seating areas. Lawned with plants. Fully enclosed with brick and fencing.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge as with most housing developments.

