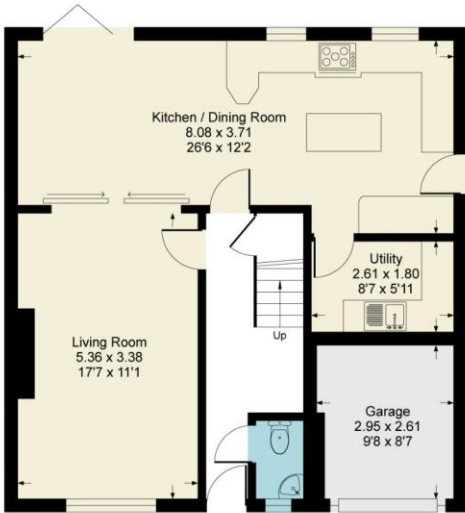


Brook Way, SP11
Approximate Gross Internal Area = 118.3 sq m / 1274 sq ft
Approximate Garage Internal Area = 7.4 sq m / 80 sq ft
Approximate Total Internal Area = 125.7 sq m / 1354 sq ft



First Floor

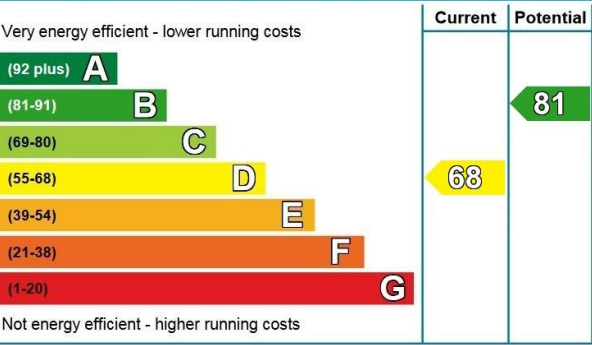


Ground Floor

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



Energy Efficiency Rating



Brook Way, Anna Valley

Guide Price £535,000 Freehold

- Hallway
- Living Room
- Utility Room
- 3 Further Bedrooms
- Generous Parking

- Cloakroom
- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- 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 detached house is located in a quiet cul-de-sac in the sought after village of Anna Valley. The spacious accommodation comprises entrance hall, cloakroom, living room with sliding doors to a 26ft kitchen/dining room with bi-fold doors to the garden, a utility room (converted from the rear of the garage), master bedroom with ensuite shower room, three further double bedrooms and a bathroom. Outside there is generous driveway parking leading to a partial garage and a well maintained garden to the rear with an extensive patio area.

LOCATION: The village of Anna Valley lies just to the south of Andover. The neighbouring villages of Upper/Goodworth Clatford and Abbots Ann, provide further amenities including public houses, well regarded village schools and local churches. Andover offers a range of shopping, educational and recreational facilities including a college of further education, two golf courses, a theatre, cinema and leisure centre. The mainline railway station runs a direct line 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 bespoke understairs storage drawers. Doors to:

CLOAKROOM: Window to front. WC and wash hand basin.

LIVING ROOM: Window to front with plantation blinds. TV recess with sound bar and double sliding doors to:

KITCHEN/DINING ROOM: Windows to rear and side door to garden. Range of eye and base level cupboards and drawers, including peninsula, with quartz work surfaces over and inset one and a half bowl stainless steel sink with cut drainer and water softener. Island with breakfast bar and pull-out spice racks. Inset five ring gas hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer, door to utility room and open access to DINING AREA with bi-fold doors to the garden.

UTILITY ROOM: Converted from the rear of the garage. Eye and base level cupboards with work surfaces over and inset stainless steel sink with drainer. Space and plumbing for washing machine and tumble drier, space for fridge/freezer and wall mounted boiler.

FIRST FLOOR LANDING: Loft access and doors to:

MASTER BEDROOM: Window to front and door to:

ENSUITE SHOWER ROOM: Window to front. Double shower cubicle, vanity cupboard with wash hand basin, WC with concealed cistern, further cupboard and heated towel rail.

BEDROOM 2: Window to front.

BEDROOM 3: Window to rear and linen cupboard.

BEDROOM 4: Window to rear.

BATHROOM: Window to rear. Panelled bath with shower over, vanity cupboards with wash hand basin, WC with concealed cistern and heated towel rail.

OUTSIDE: To the front there is a small area of lawn and gated access to the rear garden. A driveway offers generous parking, an electric vehicle charging point and access to:

GARAGE: Partial garage with roller door, power and light.

REAR GARDEN: Extensive patio area adjacent to the house with a retaining wall. The remainder is laid to lawn with mature flower and herb borders, ornamental trees and a storage area to the side of the house with power. There is also a further external power socket and outside taps.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electric are connected. Gas central heating to radiators.

