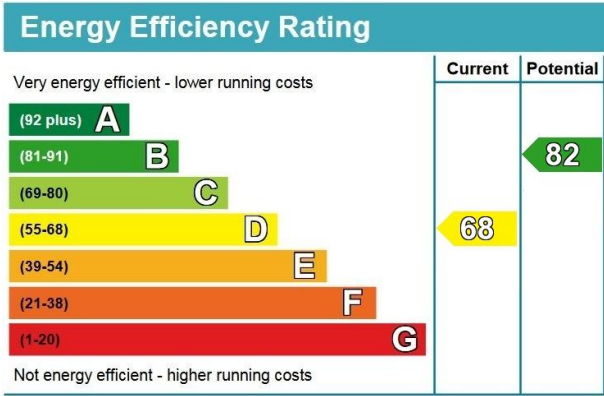


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



**Beech Walk, Andover, SP10 3PG** **£375,000 Freehold**



- Entrance Hall
  - Cloakroom
  - Living Room
  - Bathroom
  - Carport
- Kitchen/Dining Room
  - Rear Hall
  - Three Bedrooms
  - Rear Garden
  - Driveway

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.





**ACCOMODATION:**

Austin Hawk are delighted to offer this three-bedroom detached property. The well presented accomodation comprises open plan kitchen/dining, ample driveway parking and a South westerly elevated garden. The property is in the catchment area for John Hanson secondary school, Balksbury infant and junior school and St John the Baptist RC primary school.

**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 is less than a mile away and 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. Beech Walk is an established residential development via Floral Way with nearby convenience stores and a Post Office plus proximity to well-regarded schools catering for all age groups. The property is well located for both town centre and outlying amenities, including Rooksbury Mill Lakes Nature Reserve and the outlying village of Upper Clatford, which is also a short distance away.

**ENTRANCE HALL:**

UPVC double glazed half glazed door, laminate wood effect flooring, under stairs cupboard and doors to:

**KITCHEN/DINGING ROOM:**

Dual-aspect windows to front and side, contemporary white eye and base level units with hardwood work surfaces over, one and a half stainless steel sink and drainer. Inset double oven with gas hob, partly tiled walls/splashback and extractor over. Integral dishwasher, space and plumbing for Washing machine and washing machine. Laminate wood effect flooring.

**CLOAKROOM:**

Side aspect. WC, wash hand basin and laminate wood effect flooring.

**REAR HALL:**

Side aspect and patio door to garden, parquet flooring, door to living room and stairs to first floor.

**LIVING ROOM:**

Dual aspect and French door to garden and two vertical radiators.

**LANDING:**

Front aspect, airing cupboard housing Worcester combi boiler.

**BEDROOM ONE:**

Rear aspect.

**BEDROOM TWO:**

Rear aspect, built-in wardrobe and loft access.

**BEDROOM THREE:**

Front aspect.

**OUTSIDE:**

Driveway leading to side double gate and carport, lawn area with well stocked borders and electric power point.

**REAR GARDEN:**

Generous size elevated south westerly garden, fully enclosed, mixture of lawn and well stocked borders with sub-tropical trees, decking area covered by a pergola. Rear double side gate to driveway.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to the 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.

