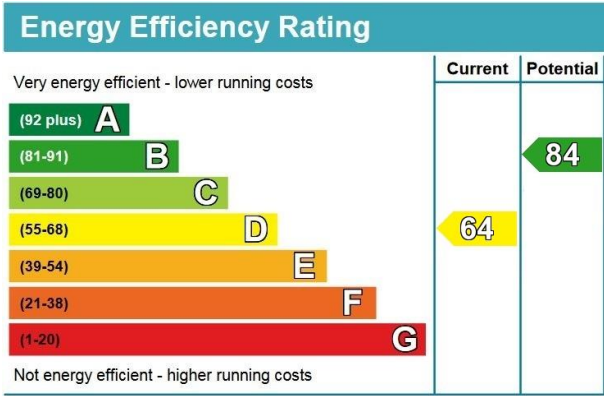


Blendon Drive, SP10
Approximate Gross Internal Area = 100.4 sq m / 1081 sq ft (excludes lean to)
Approximate Garage Internal Area = 12.2 sq m / 132 sq ft
Approximate Total Internal Area = 112.6 sq m / 1213 sq ft



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.



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.



Blendon Drive, Andover **Guide Price £335,000 Freehold**

- No Onward Chain
 - Living Room & Dining Room
 - Cloakroom
 - Three Bedrooms
 - Garage & Driveway Parking
- Scope for Extensive Renovation
 - Kitchen
 - Conservatory
 - Family Bathroom
 - Mature Gardens



DESCRIPTION: Available to the property market with No Onward Chain, this three-bedroomed, link detached house offers scope for extensive internal renovation and modernisation with the potential for reconfiguration and possible extension, subject to the required permission. The property benefits from a sought-after location in an established residential area with proximity to schools catering for all age groups. Currently, the property comprises an entrance hallway, a cloakroom, a living room, a kitchen, a dining room, a conservatory, three bedrooms and a family bathroom. The property also benefits from an integral garage along with driveway parking plus mature gardens to both the front and the rear.

LOCATION: Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre, as well as numerous nearby notable tourist attractions. 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. The property can be found on Blendon Drive, which links Eardley Avenue to both Shakespeare Avenue and Harrow Way. The location is close to many local amenities, including both primary and secondary schools, various convenience stores, a pharmacy, a fruit & veg retailer, various fast food outlets, a supermarket, a renowned bakery and fish and chip shop. Andover's mainline railway station is a short distance away, as is the hospital and Charlton village, which has a host of further local amenities.

OUTSIDE: The property frontage includes driveway parking directly in front of the integral garage alongside a mature front garden laid to lawn and bordered by mature hedging.

ENTRANCE HALLWAY: Window to the front and stairs to the first floor. Radiator. Door to:

CLOAKROOM: Low-level WC and hand wash basin.

DINING ROOM: Window to the front. Parquet flooring. Radiator. Double-width doorway to the living room and doorway to:

KITCHEN: Dual-aspect kitchen with windows to the front and to one side, plus an external door to one side, accessing a lean-to passageway with external access to both front and rear gardens. Currently, the kitchen comprises a range of eye and base-level cupboards and drawers with worksurfaces over, extending to a peninsular, plus full-height, built-in storage cupboards, one of which houses the consumer unit. Inset one and a half bowl composite sink and drainer, inset gas hob with extractor over and double ovens/grill below. Space for undercounter fridge. Radiator. Wall-mounted gas boiler.

LIVING ROOM: Good-sized living room with windows to the rear. Parquet flooring. Radiator. External door to:

CONSERVATORY: Dual-aspect Conservatory with timber-framed glazing to the rear and to one side. French doors open out to the rear garden. Recess (understairs) storage space. Power sockets. Space and plumbing for a washing machine. Personal door to the integral garage (not currently used).

FIRST FLOOR LANDING: Windows to the rear on the stairwell. Door to a built-in, overstairs storage cupboard. Double doors to a built-in airing cupboard housing a hot water cylinder. Loft access. Doors to:

BEDROOM ONE: Window to the front. Radiator.

BEDROOM TWO: Double bedroom with a rear aspect. Radiator.

BEDROOM THREE: Good-sized single bedroom with a window to the rear. Radiator.

FAMILY BATHROOM: Dual aspect with windows to the front and to one side. Currently, comprises a panelled bath with mixer shower attachment, low-level WC, pedestal hand wash basin and a radiator.

REAR GARDEN: Patio adjacent to the rear of the property with the remainder laid to lawn with mature shrubs and trees. An external door to one side provides passageway access to the front of the property and also into the kitchen via an external door.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

