

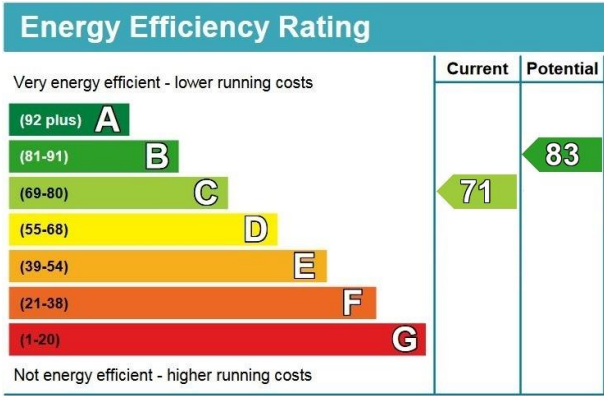


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Millway Road, Andover

Guide Price £450,000 Freehold



- Hallway
 - Living Room
 - Conservatory
 - Bathroom
 - Large Garden
- Shower Room
 - Kitchen/Dining Room
 - 3 Double Bedrooms
 - Driveway Parking
 - Outbuildings

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.



DESCRIPTION:

This impressive detached home is situated in a well-established residential area, conveniently close to the railway station and local amenities. Brimming with space and character, the accommodation includes a spacious entrance hall, a ground floor shower room, and a bright, dual-aspect living room featuring a fireplace and decorative alcoves. The kitchen/dining room opens into a wraparound conservatory that offers lovely views of the garden. Additional ground floor spaces include a utility room and a practical rear lobby. Upstairs, the first floor comprises three generously sized double bedrooms and a family bathroom. Outside, the property offers ample driveway parking at the front. A standout feature is the large, beautifully maintained rear garden, which includes a good-sized garage, a workshop, a shed, and a charming summerhouse.

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, which is only a short distance away, 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.

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.

