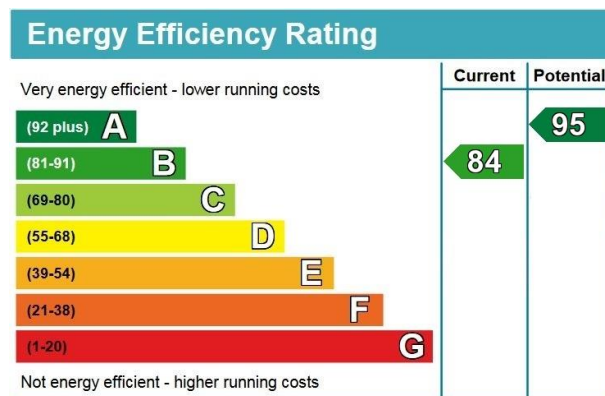


**Alder Road, SP11**  
Approximate Gross Internal Area = 82.1 sq m / 884 sq ft  
Approximate Garage Internal Area = 18 sq m / 194 sq ft  
Approximate Total Internal Area = 100.1 sq m / 1078 sq ft



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.



**Alder Road, Andover**

**Guide Price £350,000 Freehold**

- Hallway
- Living Room
- Master Bedroom Suite
- Bathroom
- Garage & Parking
- Cloakroom
- Kitchen/Dining Room
- 2 Further Bedrooms
- Attractive Garden
- No Onward Chain

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**DESCRIPTION:**  
Built in 2018 and located on the popular Chariots development, this semi-detached house is offered for sale with no onward chain. The well presented accommodation comprises hallway, cloakroom, living room with French doors to the garden, a kitchen/dining room with integral appliances, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is a landscaped rear garden with rear access to a garage and parking space.

**LOCATION:**  
The property is located on the popular Chariots 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, storage cupboard with shelving and doors to:

**CLOAKROOM:**  
WC and wash hand basin.

**LIVING ROOM:**  
French doors to the garden.

**KITCHEN/DINING ROOM:**  
Window to side. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher, washing machine and fridge/freezer. Cupboard with wall mounted boiler and open plan to **DINING AREA** with windows to front and side.

**FIRST FLOOR LANDING:**  
Loft access and doors to:

**MASTER BEDROOM:**  
Double aspect with door to:

**ENSUITE SHOWER ROOM:**  
Double shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM 2:**  
Double aspect.

**BEDROOM 3:**  
Window to side.

**BATHROOM:**  
Window to front. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE:**  
To the front there is an area of shrubs with a path to the front door.

**REAR GARDEN:**  
Fully enclosed with a wall and fencing. Patio area adjacent to the house leading to an area of lawn with a shrub border. A path leads to the rear where there is gated access to:

**GARAGE:**  
Good sized garage with up and over door, power, light and a parking space to the front.

**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.

