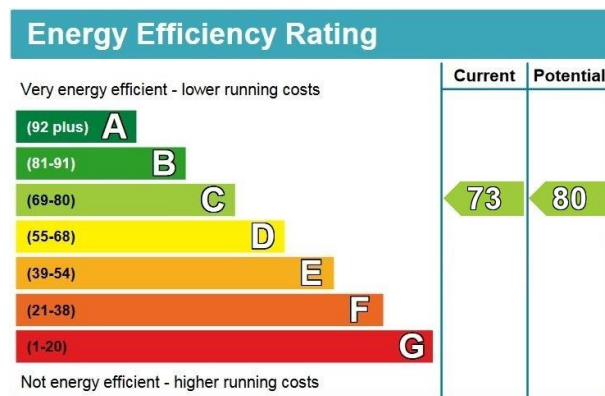


South View Gardens, SP10

Approximate Gross Internal Area = 113.8 sq m / 1225 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.



South View Gardens, Andover

Guide Price £460,000 Freehold

- Living Room
- Dining Room
- Master Bedroom Suite
- Bathroom
- Secluded Garden

- Utility/Cloakroom
- Large Kitchen
- 3 Further Bedrooms
- Driveway Parking
- Outdoor Kitchen

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DESCRIPTION:

Offered for sale with no onward chain, this older style semi-detached house is located in a popular residential area within walking distance of the town centre. The property has been extended to provide spacious accommodation comprising hallway, living room, utility/cloakroom, dining room with open access to a superb kitchen with bi-fold doors to the rear garden and an island, a master bedroom with ensuite shower room, three further double bedrooms and a bathroom. To the front there is generous driveway parking with gated access to the secluded rear garden which benefits from a raised seating area to the rear which is partially covered with an outdoor kitchen.

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 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:

Front door into:

HALLWAY:

Stairs to first floor with walk-in understairs storage cupboard, decorative wall panelling and doors to:

LIVING ROOM:

Bay window to front and original recess fireplace.

UTILITY/CLOAKROOM:

Window to side. WC with concealed cistern, wash hand basin, space and plumbing for washing machine. Shelved linen cupboard and cupboard with wall mounted combi boiler.

DINING ROOM:

With open plan access to:

KITCHEN:

Window to side and bi-fold doors to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset ceramic hob with extractor over and oven below. Integral dishwasher and fridge/freezer and central island/breakfast bar.

FIRST FLOOR LANDING:

Window to side. Loft access, decorative panelled walls and doors to:

MASTER BEDROOM:

Window to rear. Recessed wardrobe storage area and door to:

ENSUITE SHOWER ROOM:

Double shower cubicle with rainfall shower, wash hand basin, WC and heated towel rail.

BEDROOM 2:

Window to rear. Deocarative panelled wall and fitted wardrobe cupboard.

BEDROOM 3:

Windows to front and fitted cupboard.

BEDROOM 4:

Window to front.

BATHROOM:

P shaped bath with rainfall shower over. Vanity drawers with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is a pea-shingle driveway offering parking for four cars and gated access to:

REAR GARDEN:

Patio area adjacent to the house with steps up to an area of lawn with shrub borders. Further steps lead up to a further paved area which is partially covered and benefits from an OUTDOOR KITCHEN and gated access to Dene Path.

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.

