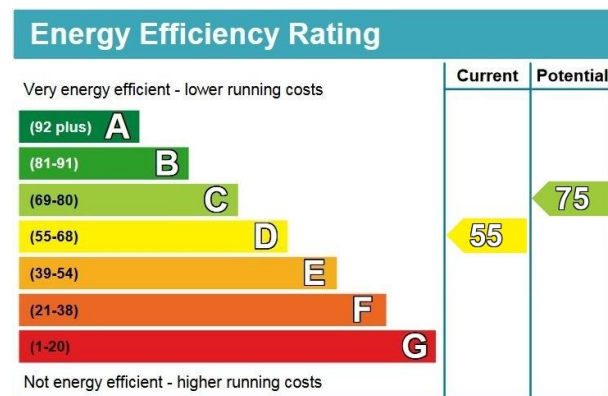


Anton Road, SP10
 Approximate Gross Internal Area = 112.3 sq m / 1209 sq ft
 Approximate Garage Internal Area = 9 sq m / 97 sq ft
 Approximate Total Internal Area = 121.3 sq m / 1306 sq ft



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.



Anton Road, Andover

Guide Price £575,000 Freehold

- Hallway
- Dining Room
- Shower Room
- Bathroom
- Garage

- Living Room
- Kitchen/Breakfast Room
- 4 Bedrooms
- Driveway Parking
- Large Garden

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DESCRIPTION:
Offered for sale with no onward chain, this substantial, detached, house is located in one of Andover's most sought after roads on the south side of the town within walking distance of the town centre and catchment for Anton School. The accommodation offers scope for modernisation and comprises hallway, living room, spacious dining room with French doors to the garden, a kitchen/breakfast room, ground floor shower room, four first floor bedrooms and a bathroom. To the front there is a walled and gated driveway offering generous parking leading to an integral garage whilst a particular feature of the property is the large rear garden.

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:

ENTRANCE HALL:
Stairs to first floor with understairs cupboard, wooden flooring and doors to:

LIVING ROOM:
Bay window to front. Feature fireplace with electric fire and double doors to:

DINING ROOM:
Window to rear and French doors to garden.

KITCHEN/BREAKFAST ROOM:
Double aspect with door to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer and water softener. Inset gas hob with extractor over and eye level double oven. Space and plumbing for washing machine, space for further appliances and wall mounted gas boiler.

SHOWER ROOM:
Window to side. Shower cubicle, wash hand basin and WC.

FIRST FLOOR LANDING:
Window to side and doors to:

BEDROOM 1:
Windows to front and range of fitted wardrobe cupboards.

BEDROOM 2:
Window to rear and range of fitted wardrobe cupboards.

BEDROOM 3:
Window to rear and fitted wardrobe cupboard.

BEDROOM 4:
Window to front and fitted wardrobe cupboard.

BATHROOM:
Window to rear. Panelled bath with shower attachment, wash hand basin, WC and loft access.

OUTSIDE:
Walled frontage with double gates to the block paved driveway offering generous parking, gated access to the rear garden and access to:

GARAGE:
Single integral garage with double wooden doors, power and light.

REAR GARDEN:
Good sized garden with a block paved patio adjacent to the house with a raised planter, retaining wall and steps up to an area of lawn with mature shrub borders. There is also a summerhouse and garden shed.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

