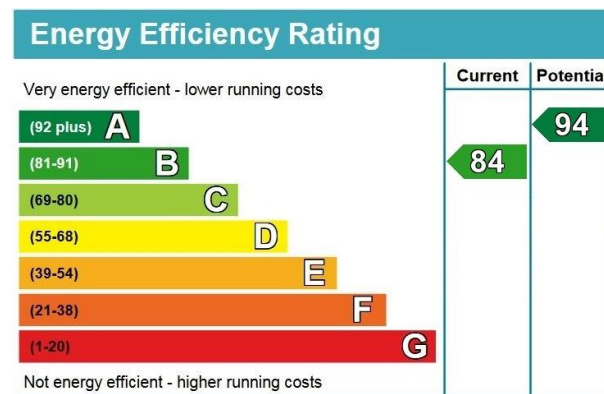


Galbraith Road, SP11
 Approximate Gross Internal Area = 1152 sq m / 1239 sq ft
 Approximate Garage / Utility Internal Area = 16.3 sq m / 176 sq ft
 Approximate Gross Internal Area = 131.5 sq m / 1415 sq ft



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.



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.



Galbraith Road, Picket Piece

Guide Price £380,000 Freehold

- Three Double Bedrooms
- Master with En-suite
- Three Bathrooms
- Guest Cloakroom (WC)
- Open-Plan Kitchen/Diner
- French Doors to Garden
- Bright Living Room
- Balcony Off Lounge
- Garage & Utility Area
- Scenic Countryside Views

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Property Description

Offered to the market is this beautifully presented three-bedroom townhouse, set within the highly sought-after Locksbridge Park development in Picket Piece, on the eastern edge of Andover. Arranged over three spacious floors, this modern home provides bright, versatile living with a high standard of finish throughout.

On the ground floor, a welcoming entrance hallway leads to a convenient guest cloakroom and integral access to the garage, which also includes a practical utility area. To the rear, the heart of the home is a stylish, open-plan kitchen/dining space, complete with French doors opening out to the private garden and patio - ideal for both everyday living and entertaining.

The first floor offers a generous living room with a balcony enjoying far-reaching countryside views, alongside a well-proportioned double bedroom with built-in wardrobes and a sleek bathroom. On the top floor are two further double bedrooms both with built-in wardrobes, including the impressive master suite and a sleek en-suite shower room, plus the main family bathroom.

The property also benefits from excellent built-in storage throughout, built to a high specification and a private driveway.

Key Features

- Three double bedrooms, all with built-in wardrobes
- Master suite with en-suite shower room
- Three modern bathrooms plus guest cloakroom (four WCs total)
- Large open-plan kitchen/diner with French doors to garden
- Bright first-floor living room with balcony and countryside views
- Garage with utility area and further internal storage
- Ample storage: hallway, under-stairs, and upstairs cupboards
- Private garden with patio with rear access
- Private driveway

Location

Locksbridge Park is a popular modern development in Picket Piece, just east of Andover. The area benefits from a convenience store, post office, and regular bus services to and from Andover town centre.

Residents also enjoy access to an exclusive residents-only tennis court, a large open green space perfect for football, dog walking, or recreation, and a vibrant local community with events held at the Village Hall. Nearby amenities include the Wyke Down Country Pub & Restaurant and the family-friendly Finkley Down Farm Park.

Tenure & Services

Tenure: Freehold
Services: Mains gas, water, drainage, and electricity
Heating: Gas central heating to radiators
Estate Charge: Approx. £180 per annum

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.

